

Town of Fairfield – East Fairfield Village

Renewal Application

Complete renewal application. All requirements met.

- Cover letter dated 05/05/2023
- Authorization from selectboard on 05/08/2023
- Town planning process confirmed on 03/31/2021 by NRPC
- Provided evidence that Town Plan explains how the designation furthers the goals of the Town Plan
- Village is served by the village water system. Village does not have a public wastewater system
- **No proposed changes to [designated boundary map](#)**

Staff Recommendation

Approve application and renew designation



P.O. Box 5, 25 North Road
Fairfield, Vermont 05455
Phone: 802-827-3261
Fax: 802-827-3653
Email: townadmin@fairfieldvermont.us

**TOWN OF FAIRFIELD
OFFICE OF THE TOWN ADMINISTRATOR**

May 5th, 2023

Richard Amore, Community Planning and Revitalization
Department of Housing and Community Development
One National Life Drive, 6th Floor
Montpelier, VT 05620-0501

RE: Fairfield and East Fairfield Village Designation Renewals

Dear Mr. Amore,

The Town of Fairfield is requesting renewal of its village designation of both the Fairfield and East Fairfield Centers. Our original application was approved in 2010, and again in 2015. Since then, numerous improvements have been made to these areas. These include the following:

- Village Center Tax Credits were secured by 123 North Road– Originally a single-family residence, the historic Soule House was recently purchased by new owners for use as an events venue and guest lodging. Tax credits will support code upgrades and exterior repairs to the historic woodwork.
- A 200-year-old building in the Village Center, previously unusable due to structural decay, was purchased by the Driscolls, who completely renovated and historically preserved it utilizing, in part, Village Center Tax Credits and a USDA REAP Grant. The Brick Store, is now home to their printing business and gallery as well co-working space rentals.
- A sidewalk network was constructed, utilizing VTrans Transportation Alternatives grant, that connects the Fairfield Center School, Bent Northrop Memorial Library and Town Clerk's office to the local store and post office in Fairfield center.
- Town ARPA funds were used, along with a variety of grants, for extensive renovation of the Community Center facility in the East Fairfield, including new playground equipment, renovations to the west end to accommodate food shelf and youth camps, the purchase of a wood fired oven, Cedar raised beds, and signage. In addition, a Community Center pavilion was constructed using a VCDP grant to the Town of Fairfield were.
- Town ARPA funds were used for upgrades to the water district infrastructures in each village, including the replacement of all Water Meters.
- The Lamoille Valley Rail Trail is now open and accessible in East Fairfield.

Our village center designations supported us in securing funds for many of the projects above; helped us prioritize municipal projects; attracted businesses; and reinforced this area as a safe, attractive place to settle. We see many more wonderful improvements being planned for our centers. We ask for your support once again by designating both Fairfield Center and East Fairfield as villages.

Thank you for your time,

A handwritten signature in black ink that reads 'Cathy Ainsworth'.

Cathy Ainsworth
Town Administrator

RESOLUTION FOR FY2023 VILLAGE DESIGNATION

WHEREAS, the Municipality of Fairfield is applying for Village Designation for both Fairfield Center and East Fairfield and may receive benefit under said provisions; and

WHEREAS, the Vermont Downtown Program may offer this designation to this Municipality; and

WHEREAS, the municipality is maintaining its efforts to revitalize those centers,

Now, THEREFORE, BE IT RESOLVED

1. That the Legislative Body of this Municipality authorizes the application for village center designation as discussed at our publicly warned meeting on May 8th, 2023;


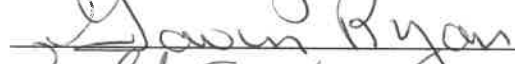



2. That Melissa Manson, the chair of the Municipal Planning Commission recommends applying for said designation;



(Signature)

3. And that Cathy Ainsworth, Town Administrator, is authorized to execute the application and other relevant documents as may be necessary to secure designation.

Dated this 8 day of May, 2023

	Tom Howrigan, Chair
	Gavin Ryan, Vice Chair
	Ronald Bocash
	Brian Dubie
	David Persons



75 Fairfield Street • St. Albans, VT 05478 • (802) 524-5958 • Fax (802) 527-2948

May 3, 2023

Cathy Ainsworth, Town Administrator
Town of Fairfield
25 North Road
Fairfield, VT 05455

Dear Ms. Ainsworth,

The Northwest Regional Planning Commission (NRPC) is pleased to support the Town of Fairfield's application to request a designated village center renewal through the State of Vermont Department of Housing and Community Development.

The Town of Fairfield's municipal plan was adopted on February 8, 2021. On March 31, 2021, in accordance with 24 V.S.A Section 4350, the NRPC granted regional approval to the Town Plan and confirmed the Town's planning process.

The NRPC hereby offers full support for the renewal of village center designation in Fairfield and looks forward to working together as the Town continues planning efforts.

Thank you for considering our comments. Please feel free to call me or if you have any questions or need additional information.

Sincerely,

Greta Brunswick

Greta Brunswick
Senior Planner

Grand Isle • Highgate • Isle La Motte • Montgomery • North Hero • Richford • St. Albans C. • St. Albans T • Sheldon • South Hero • Swanton T • Swanton V

Promoting Small-Scale Business in Fairfield’s Village Centers

Village Designation

Fairfield has two village areas: Fairfield Center and East Fairfield. Each has received status as a Vermont Designated Village Center (See Figure 4.4 and 4.5), which affords these villages with benefits, including priority consideration for state grants, priority site consideration by the State Building and General Services (BGS) when leasing or constructing buildings, and a variety of tax credits available to commercial property owners in the district. The tax credits provide incentives to improve commercial structures in the district, which will in turn encourage revitalization and reinvestment. Priority consideration for grants allows the Town to take on planning and other implementation activities that support the Village, such as the Decentralized Wastewater Feasibility Analysis

and the Sidewalk Feasibility Analysis completed for the villages.

Businesses in the Village Centers

The agricultural industry remains central to the economy of Fairfield. However, businesses which provide goods & services necessary that support an agrarian economy, home based businesses throughout the town and small businesses in or near the existing Village centers are also of importance. Tax credits available through the state’s Village Designation program and the maintenance of appropriate infrastructure in the villages can support such small business. Expansion of broadband internet will also be necessary to support many types of businesses.

Goal

1. Promote a balanced, diverse economic base, with a focus on locally owned enterprises.

Policies

1. Encourage the diversification of the economic base, including the development of compatible businesses and light industry, and the promotion of home occupations.
2. Economic development should be pursued to provide maximum economic benefit with minimal environmental impact.
3. Maintain village center designation status for the villages and encourage businesses to take advantage of the various tax credits made available through this designation program.
4. Support regional and statewide efforts to expand broadband internet access.

Figure 5.5

