

Complete Application. All Requirements Met

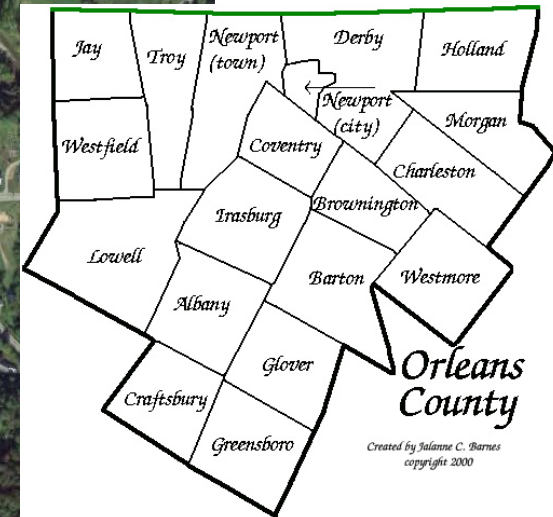
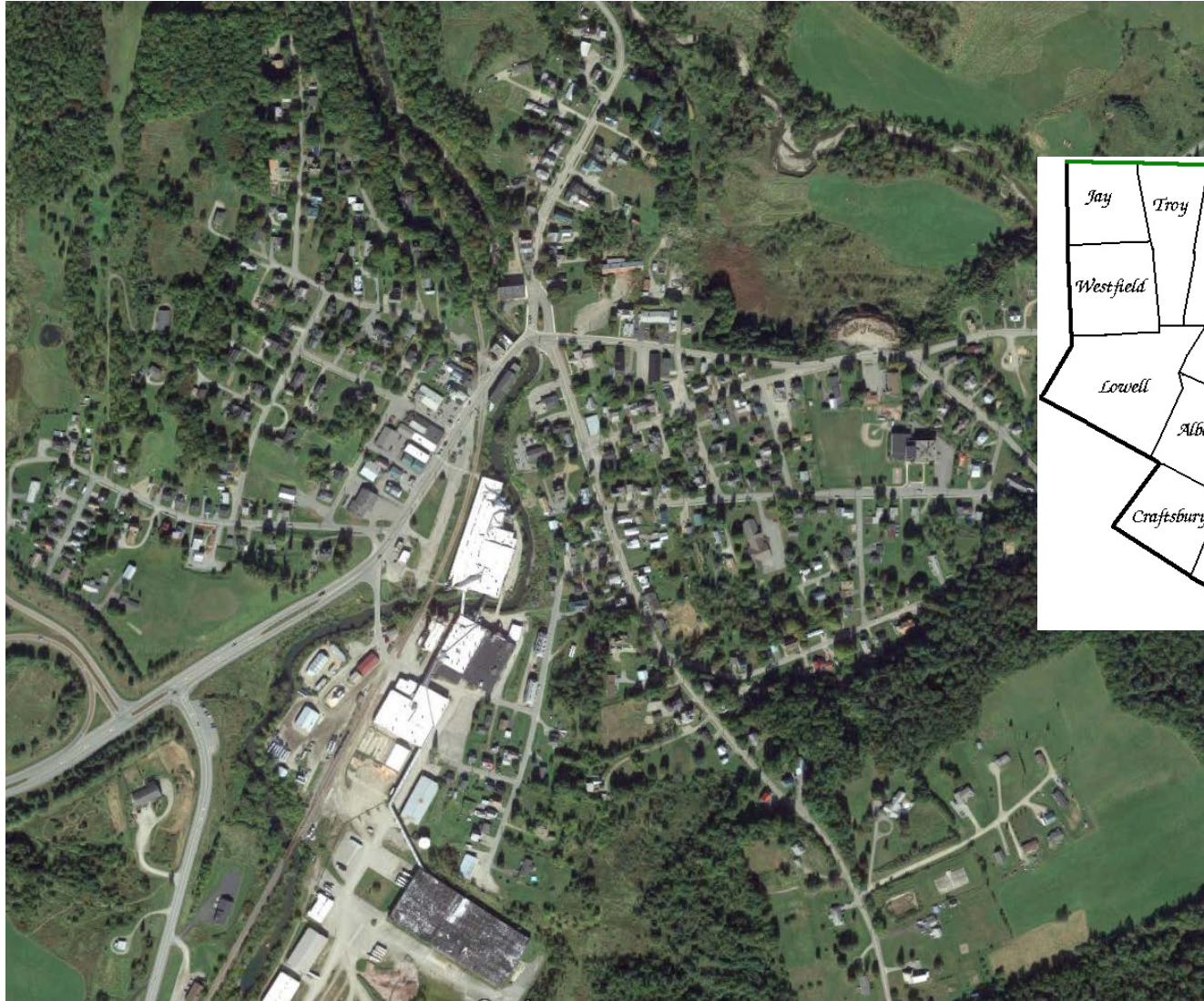
- Cover letter dated 12/28/2018
- Authorization from selectboard on 09/04/2018 and village trustees on 04/13/2015
- Town planning process confirmed on 04/26/18 by NVDA
- NVDA notified on 05/22/18
- Color photographs included
- Zoning bylaws and map included
- Boundary map included. **Staff recommends different boundary than town submitted**

Staff Recommendation

Approve staff recommended boundary and award designation

Orleans Village

Aerial Map



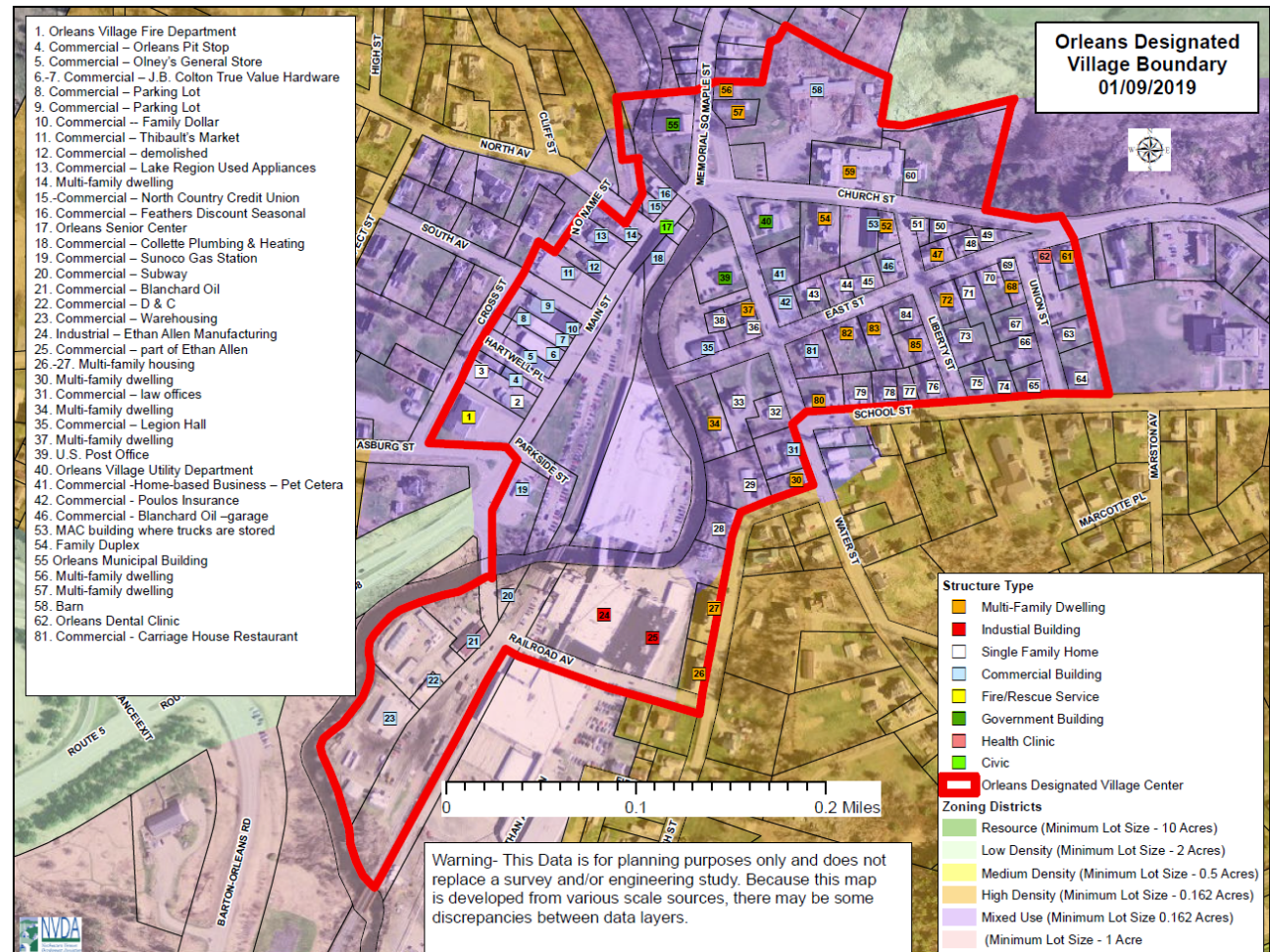
Orleans Village

Revitalization Efforts

- Updated Town Plan in 2018 to focus on village revitalization
- Renovated the a residential structure, the Carriage House into a prospering local restaurant
- Thibeault's Market will be expanding the store in 2019
- Future efforts include renovating the Collette Building for adaptive reuse and upper floor housing

Orleans Village

Zoning Bylaws and District Map



The proposed designated boundary is located primarily in the mixed use zoning district, with a few parcels located in the industrial zoning district and high density zoning district.

Orleans Village

Photographs

Main Street, looking north: Fire Station #1 on left, Ethan Allen #24 on right



Main Street, looking south: Senior Center #17, Collette Building 18 on left, Feathers Discount #16, North Country Credit Union #15, Family Dollar #10 on right.



Main Street, looking south: Ethan Allen #24 on left; J.B. Colton #6-7 on right.



South Street, looking northeast: Multi-family housing #26-#27 (Ethan Allen) on left.



Orleans Village

Photographs

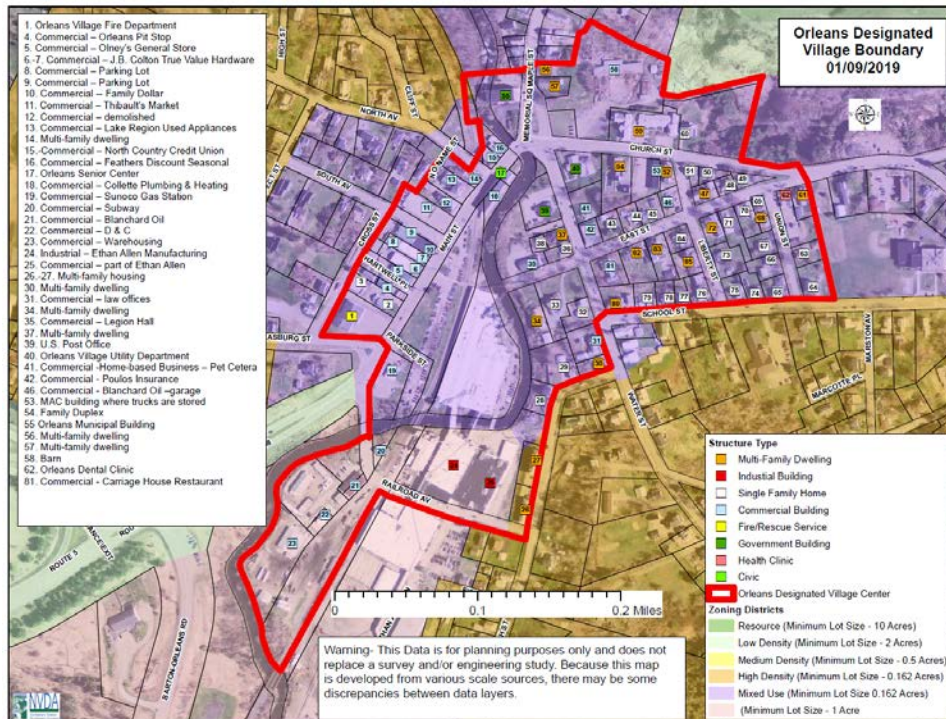
East and Water Streets, looking northeast: Poulos Insurance #51 on left, Carriage House Restaurant #91 on right:



Orleans Village

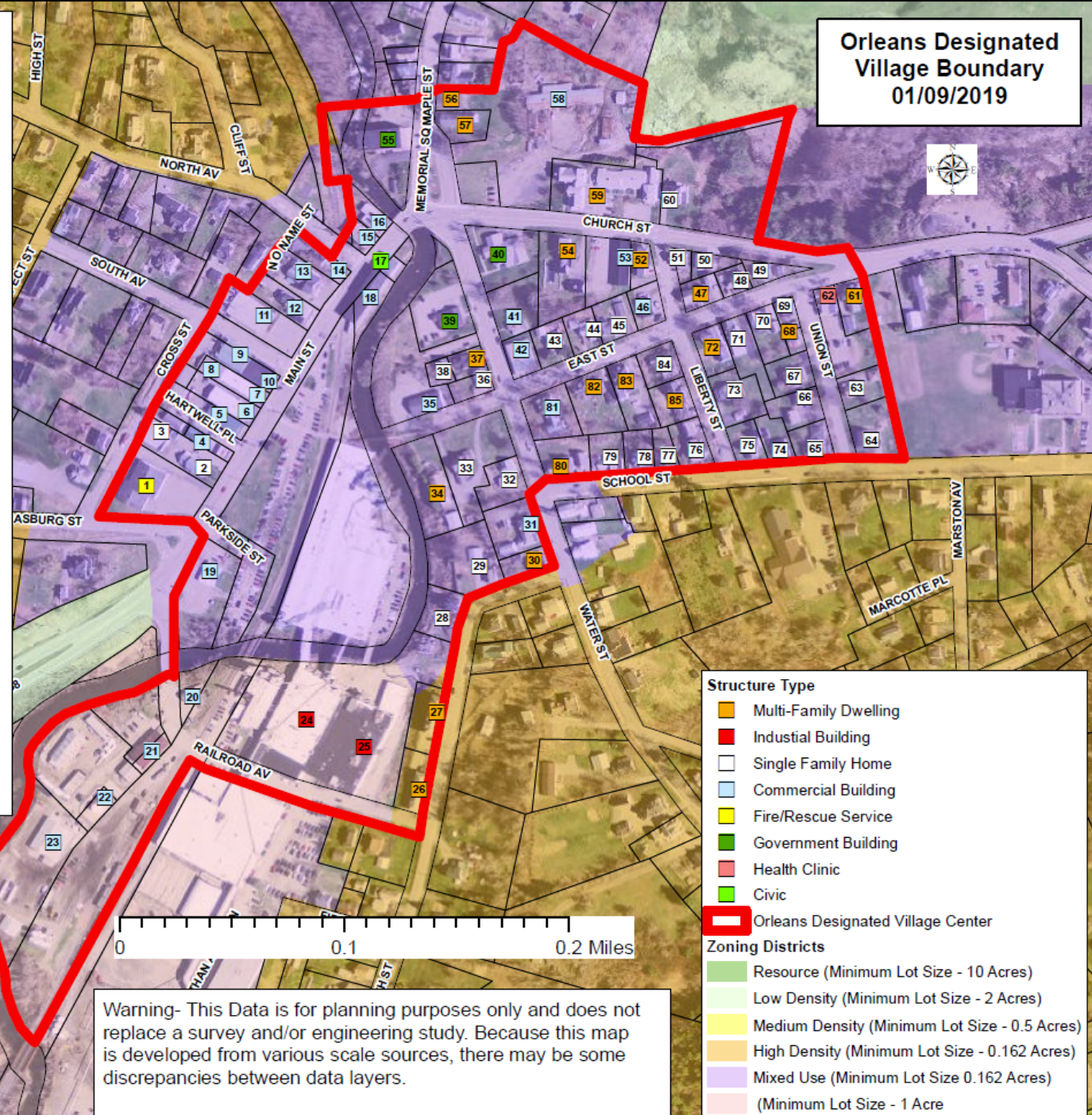
Proposed Boundary Map

The proposed boundary runs along Main Street, Church Street and East Street, and includes the Ethan Allen Manufacturing plant, fire department, general store, hardware store, town offices, village utility offices, senior center, restaurants, numerous commercial businesses, and multifamily and single family residences. The Town worked with staff to define the recommended boundary; however, the town proposes to expand the boundaries to include residential areas (along Church, East, Liberty and Union Streets) and industrial areas along the southwestern border of the boundary. **Including these residential properties and industrial areas conflict with the statutory definition of a village center as well as board precedent because they are not anchored by civic or commercial uses, nor contain a mix of uses, or part of the cohesive traditional core, or do not include sidewalks.**



1. Orleans Village Fire Department
4. Commercial – Orleans Pit Stop
5. Commercial – Olney's General Store
- 6.-7. Commercial – J.B. Colton True Value Hardware
8. Commercial – Parking Lot
9. Commercial – Parking Lot
10. Commercial – Family Dollar
11. Commercial – Thibault's Market
12. Commercial – demolished
13. Commercial – Lake Region Used Appliances
14. Multi-family dwelling
15. Commercial – North Country Credit Union
16. Commercial – Feathers Discount Seasonal
17. Orleans Senior Center
18. Commercial – Collette Plumbing & Heating
19. Commercial – Sunoco Gas Station
20. Commercial – Subway
21. Commercial – Blanchard Oil
22. Commercial – D & C
23. Commercial – Warehousing
24. Industrial – Ethan Allen Manufacturing
25. Commercial – part of Ethan Allen
- 26.-27. Multi-family housing
30. Multi-family dwelling
31. Commercial – law offices
34. Multi-family dwelling
35. Commercial – Legion Hall
37. Multi-family dwelling
39. U.S. Post Office
40. Orleans Village Utility Department
41. Commercial – Home-based Business – Pet Cetera
42. Commercial – Poulos Insurance
46. Commercial – Blanchard Oil –garage
53. MAC building where trucks are stored
54. Family Duplex
55. Orleans Municipal Building
56. Multi-family dwelling
57. Multi-family dwelling
58. Barn
62. Orleans Dental Clinic
81. Commercial – Carriage House Restaurant

Orleans Designated Village Boundary 01/09/2019



Structure Type

- Multi-Family Dwelling
- Industrial Building
- Single Family Home
- Commercial Building
- Fire/Rescue Service
- Government Building
- Health Clinic
- Civic

Orleans Designated Village Center

Zoning Districts

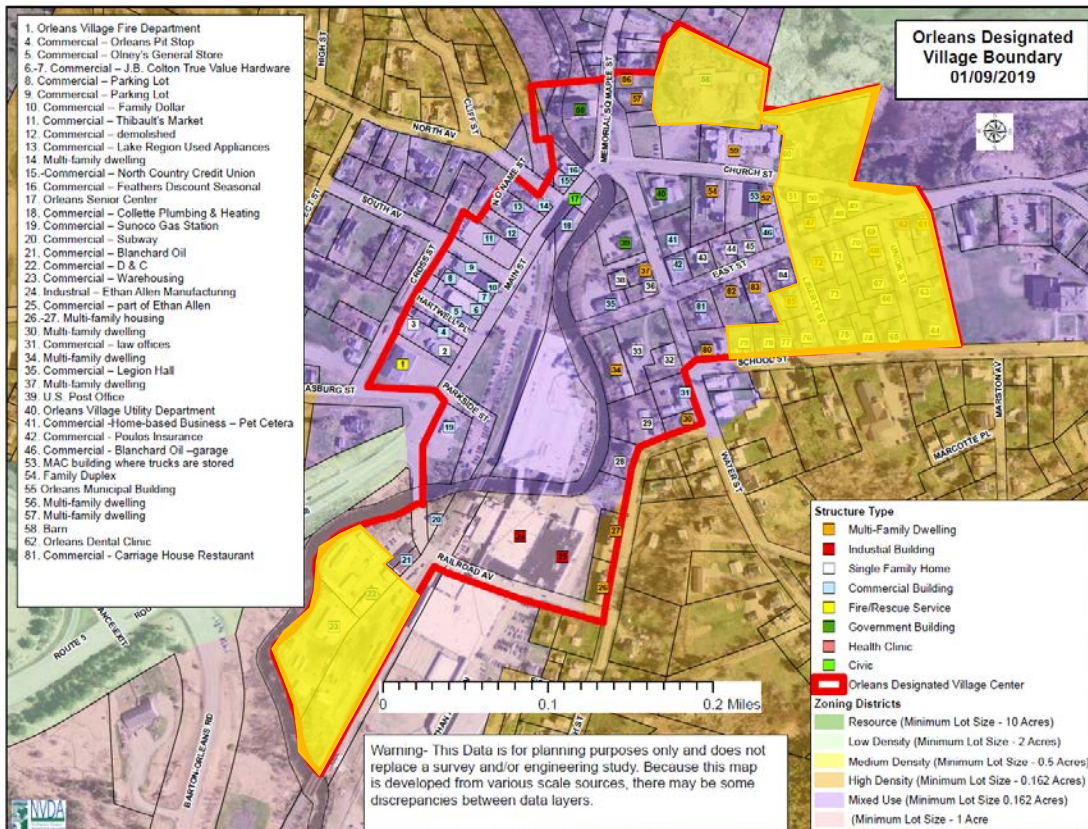
- Resource (Minimum Lot Size - 10 Acres)
- Low Density (Minimum Lot Size - 2 Acres)
- Medium Density (Minimum Lot Size - 0.5 Acres)
- High Density (Minimum Lot Size - 0.162 Acres)
- Mixed Use (Minimum Lot Size 0.162 Acres)
- (Minimum Lot Size - 1 Acre)

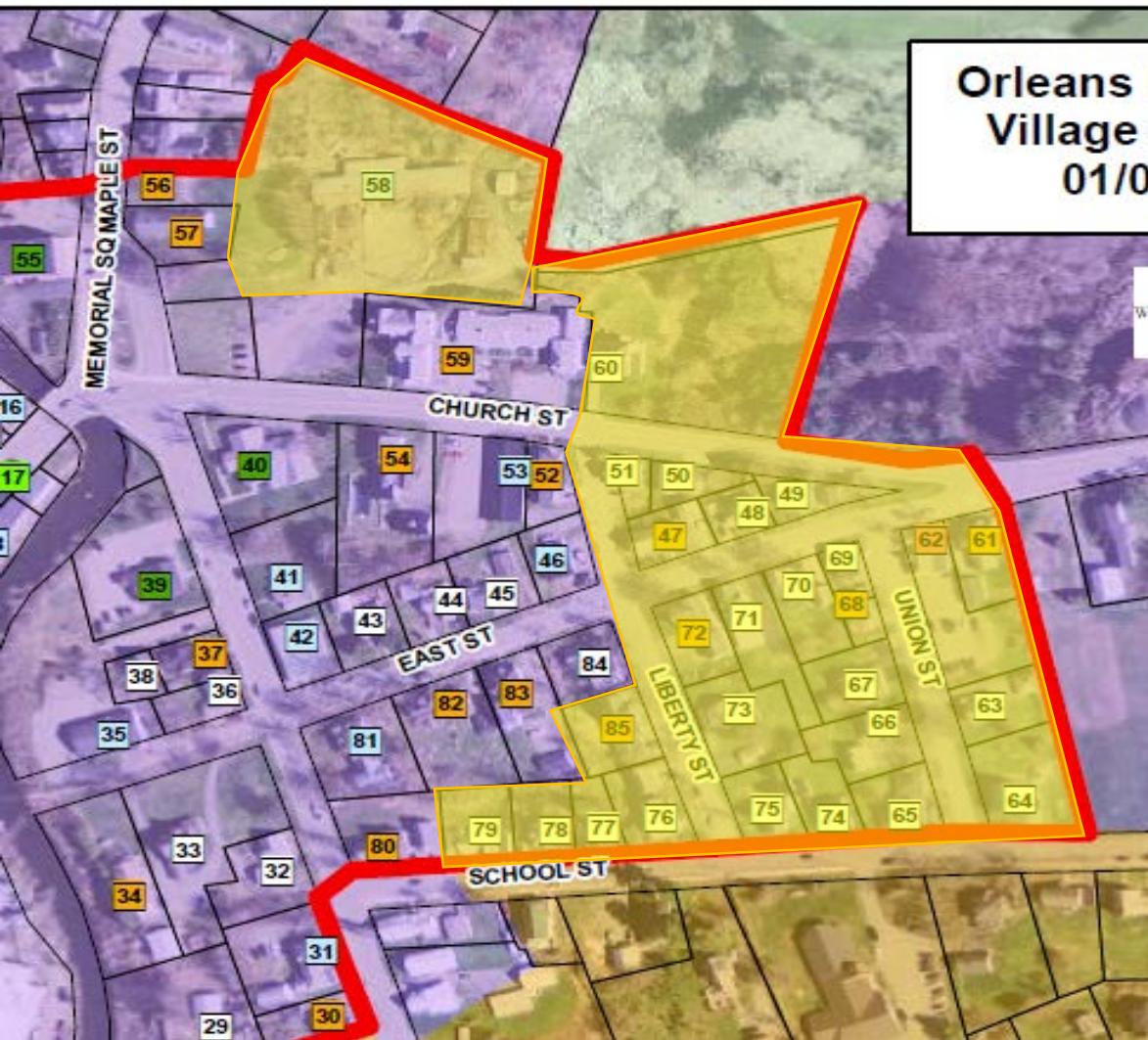
Warning- This Data is for planning purposes only and does not replace a survey and/or engineering study. Because this map is developed from various scale sources, there may be some discrepancies between data layers.

Orleans Village

Staff recommendation

Areas staff recommend to remove are identified in yellow. All areas staff recommend to remove (in yellow) are primarily residential areas, industrial or agricultural uses, including: the residential areas along Union, Liberty, School and East Streets; the barn (#58) along Church Street; and the industrial areas along the southwestern border of the boundary or Railroad Avenue.





Staff recommends removing 27 parcels in the northeastern section of the proposed boundary. The 27 parcels include:

- 20 single family residences
- 5 multi-family residences
- 1 commercial business (dental office #62)
- 1 Barn (#58)

Including these residential properties conflict with the statutory definition of a village center as well as board precedent because they are predominately single-family residential uses, do not include a mix of uses, and are not anchored by civic or commercial uses.



- Barn Property (#58)

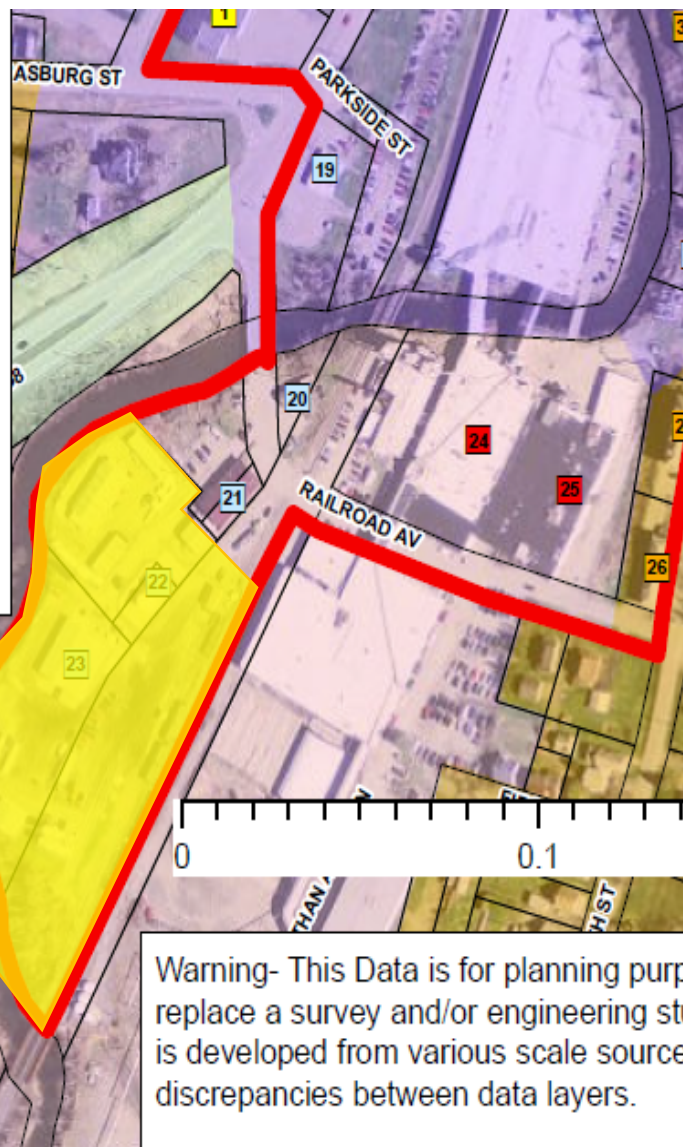


- Looking west on East Street at intersection of Union Street



- Looking south on Liberty Street at intersection of East Street

ercial – Legion Hall
 imily dwelling
 ost Office
 s Village Utility Department
 ercial -Home-based Business – Pet Cetera
 ercial - Poulos Insurance
 ercial - Blanchard Oil –garage
 uilding where trucks are stored
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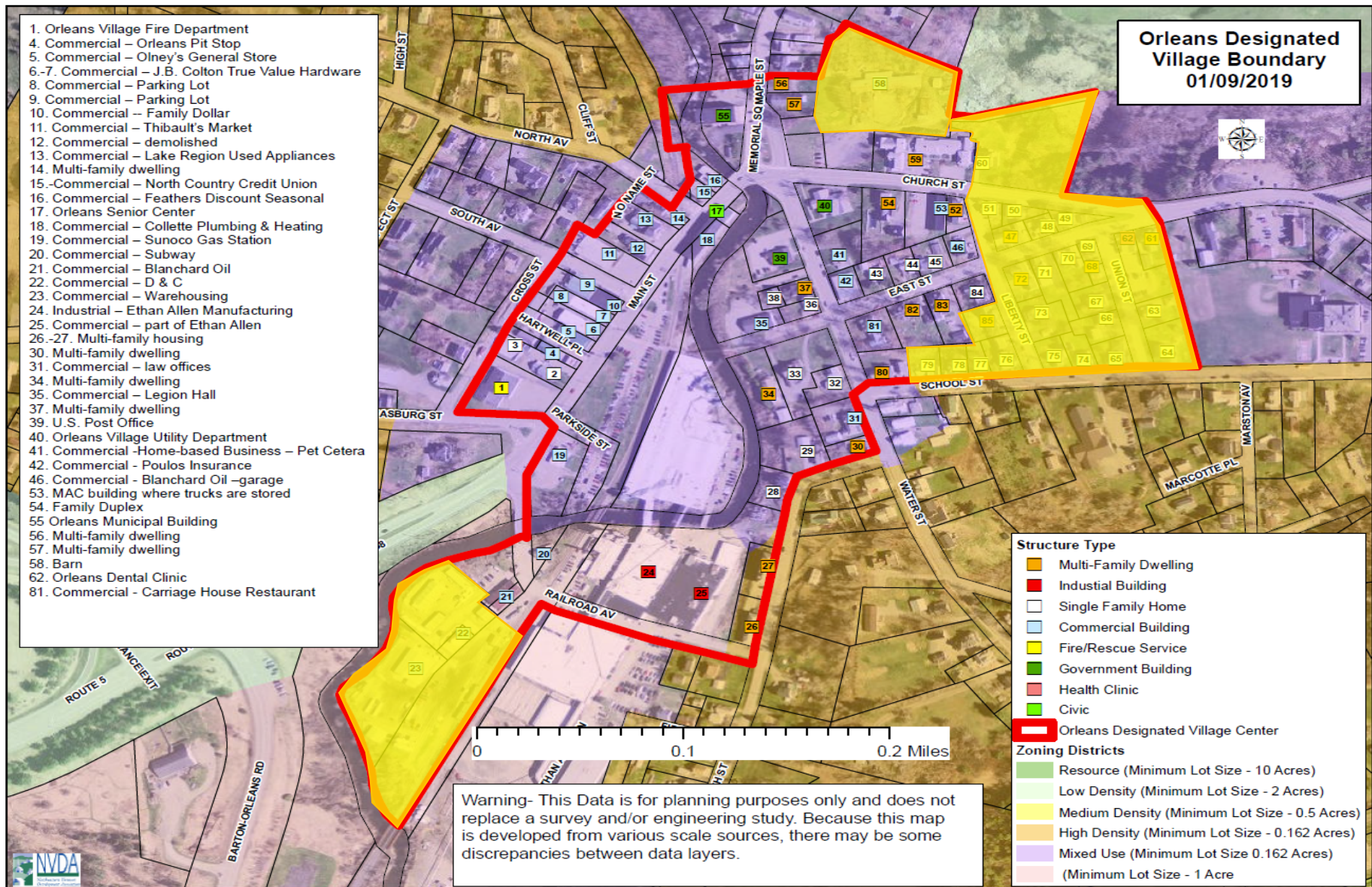
Staff recommends removing 3 parcels in the southwestern section of the proposed boundary. The 3 parcels include:

- 3 commercial uses
 - D&C Transportation #22 (bulk fuel delivery, dump truck and heavy equipment hauling business)
 - Warehousing and Truck Storage # 23
 - Railroad ROW

Including these
 industrial/commercial areas
 conflict with the statutory
 definition of a village center as
 well as board precedent
 because they are not part of
 the cohesive traditional core,
 are auto-oriented and do not
 include sidewalks or building
 facades set close to the street.



- Looking southwest on Railroad Avenue (#22 and #23)



Orleans Village

Discussion/Questions and Motion



Staff Recommendation
**Approve application with staff-recommended
boundary map and award designation**

December 28, 2018

Richard Amore
Village Center Designation Program
One National Life Building, 6th Floor
Montpelier, VT 05620

Dear Richard,

Please find enclosed applications for re-designation of Barton Village and designation of Orleans Village. The applications include:

- Confirmation of planning process from Northeastern Vermont Development Association

.....for Barton Village:

- Notification to NVDA from Barton Village Trustees of their intent to pursue Village Center Designation (via email, July 25th)
- Signed resolution (July 23rd) from Barton Village Trustees to pursue Village Center Designation
- September 18th minutes from Barton Selectboard approving Barton Village Center Designation application
- Proposed Barton Village Center Designation map

...for Orleans Village:

- Notification to NVDA from Orleans Village Manager of the intent to pursue Village Center Designation
- April 13th minutes from Orleans Village Trustees approving Village Center Designation
- September 4th Barton Selectboard Meeting Minutes approving Village Center Designation application for Orleans
- Proposed Orleans Village Center Designation Map

Additionally, efforts to obtain Village Center Designation are integrated into the current municipal plan for Barton, which contains a detailed discussion on pages 26-27 of how designation of both villages could further Barton planning goals. These benefits include improved access to funding for sidewalks and multi-modal amenities, improved access to grants for historic preservation projects, tax credits for improvements of multi-unit housing stock, and the potential for New Neighborhood Designation. Since Barton Village previously had designation, a map of the designated area was included with plan maps. You can review the adopted plan on NVDA's web site: <http://www.nvda.net/barton.php>

Thank you for your consideration.

Sincerely,

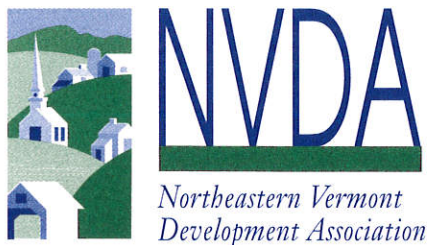


Kristin Atwood
Barton Town Clerk
34 Main Street
Barton, VT 05822
(802) 525-8856
bartontown@comcast.net

Previous and ongoing revitalization activities, private or public investments, and planning efforts:

Orleans Village

- The Collette building, which is now vacant, presents an exceptional opportunity for adaptive reuse, possibly involving second story housing.
- The Carriage House is a successful conversion of a historic residential property to a popular restaurant.
- Thibeault's Market has recently received a permit to expand.
- In January 2017, the Orleans Dental Center opened in the Village (currently shown as #71). It's a collaborative effort with the North Country Hospital, the Village of Orleans, and Northern Counties Healthcare.



December 28, 2018

Kristin Atwood
Town Clerk
Town of Barton
34 Main Street
Barton, VT 05822

Dear Kristin,

This letter is to inform you that Barton's planning process was confirmed in an NVDA public hearing held on April 26, 2018. Vermont statute requires us to review and confirm the planning efforts of the municipalities in the Northeast Kingdom at least twice every eight years. This process allows our communities to apply for state Municipal Planning Grants and access other benefits, such as designation in the Vermont Downtown/Village Center Program.

To be confirmed, the regional planning commission has to consult with the municipality to determine if it meets these requirements, as determined by 24 V.S.A. §4350:

- It is engaged in a continuous planning process that, within a reasonable time, will result in a plan that is consistent with statewide planning goals;
- It is engaged in a process to implement its municipal plan; and
- It is maintaining its efforts to provide local funds for municipal and regional planning purposes.

Part of the consultation process involves determining whether the municipality has adopted a plan that can be regionally approved. As you know, NVDA held a hearing in Glover on April 11 to evaluate regional approval of your plan. Following the recommendations of the regional approval committee, the full board of NVDA approved Barton's plan at the board meeting, just prior to the confirmation hearing on April 26th.

Because you are applying for Village Center Designation for both Barton Village (which has expired), as well as Orleans Village (a new village center designation) you will need to include this letter in your application.

Sincerely,

Alison Low AICP CFM
Senior Planner
c.c. Nate Sicard, John Morley, Dave Snedeker via email



Alison Low <alow@nvda.net>

Re: Village Center designation

Nathan Sicard <nathan.sicard@gmail.com>

Wed, Jul 25, 2018 at 10:22 AM

To: David Snedeker <dsnedeker@nvda.net>, alison low <alow@nvda.net>

Cc: John Morley III <jmorleyIII@comcast.net>, Katelyn Kran <kkran@bartonvt.com>

Hi Dave/Alison,

The Trustees met on Monday night and signed the attached resolution for an application. However, the board made signing this resolution contingent on mutually accepted boundaries.

Feel free to call me at the office if you would like to discuss.

-Nate

On Mon, Jun 25, 2018 at 8:56 PM, David Snedeker <dsnedeker@nvda.net> wrote:

Hello,

Alison reminded me today that if Orleans Village and Barton Village wish to pursue official village center designation, the Villages (after completing and signing off on their respective applications) will need to get approval from the Barton Selectboard. It might be best for representatives from both villages to approach the Selectboard jointly for approval.

I believe that the Orleans Trustees have okayed the application for Village Center designation, but I'm not sure about Barton Village?

Please let me know if assistance is needed.

Regards,
Dave

--

David Snedeker
Executive Director
Northeastern VT Development Association
(802) 748-8303
(802) 535-1241 cell
(802) 748-1223 fax
dsnedeker@nvda.net

**Resolution for Village Downtown Designation.pdf**

71K

Inc. Village of Orleans
One Memorial Square
Orleans, VT 05860
802-754-8584
orloffice@villageoforleansvt.org

May 22, 2018

David Snedeker, Executive Director
Northeastern Vermont Development Association
36 Eastern Avenue
St. Johnsbury, VT 05819

Dear Mr. Snedeker,

On behalf of The Village of Orleans, I am writing to notify you that we intend to pursue Village Center Designation for The Village of Orleans.

Should you need any information or additional documentation please contact the Village office at the above letterhead information.

Sincerely,


John Morley III

Village Manager

Inc. Village of Orleans
One Memorial Square
Orleans, VT 05860
802-754-8584

July 7, 2016

Village Center Designation Program
Division of Community Planning and Revitalization
Department of Housing and Community Development
One National Life Drive, 6th Floor
Montpelier, VT 05620

Dear Richard,

Please find enclosed the application for Village Center Designation for Orleans.

Attached you will find

- Minutes of the Village Trustees Meeting on April 13, 2015, in which Village Center Designation was reviewed and approved.
- Maps of the designation area, prepared in accordance with ACCD guidelines.
- Maps depicting the zoning in the Village Center area.

Orleans Village is seeking Village Center Designation for numerous reasons.

- Tax credits awards for income producing properties.
- Important for long-term vitality for the Village.
- Encourages local efforts to revitalize Vermont's traditional village centers.
- Revitalization of historic structures will preserve Orleans Village's strong heritage of character, at the same time keeping less building materials /waste from entering our local landfill.
- Orleans Village involvement in the Village Center Designation application process and approval will show that Orleans Village continues to value its residents and value of life.

*Inc. Village of Orleans
Regular Meeting
Village Trustees
Meeting Minutes*

April 13, 2015

Meeting was called to order at 6:30 p.m.

Present: Gerard Martel, Eric Lanou, Glenn Austin, John Morley III,

A motion by Gerard Martel and 2nd by Eric Lanou to approve March 23rd, 2015 minutes

Motion Passed

Additions: Barton Village Trustees came to the meeting

Business of the Board:

- A. Sign payroll and accounts payable checks**
- B. Application for village center designation was reviewed**

A motion by Eric Lanou and 2nd by Gerard Martel to approve

Motion Passed

2015 Annual Village Minutes were reviewed

A motion by Eric Lanou and 2nd by Gerard Martel to approve

Motion Passed

- D. March 2015 Financial Statement, including Balance Sheets were reviewed**

A motion by Eric Lanou and 2nd by Gerard Martel to approve

Motion Passed

- E. LRUHS request use of the theatre starting on September 28th, 2015 until November 8th, 2015**

A motion by Eric Lanou and 2nd by Gerard Martel to approve

Motion Passed

Next Regular Meeting is on April 27, 2015

Meeting was adjourned at 7:25p.m. Gerard Martel motioned, Eric Lanou 2nd, to adjourn

Motion Passed

Town of Barton Selectboard
Minutes September 4, 2018

Present:

Lenny Zenonos – Selectboard Chair
Kenneth Salzmänn – Selectboard Vice-Chair
Paul Stone – NEK TV
John Morley, III – Orleans Village Manager
Cathy Swain – Barton Village Trustee
Nate Sicard – Barton Village Trustee
Joseph Gresser – Barton Chronicle
Robert Ferlazo – Barton Village Resident
Justin Barton-Caplin – Barton Resident

Lenny Zenonos called the meeting to order at 5PM.

Kenneth Salzmänn made a motion to approve the minutes of August 21, 2018. Lenny Zenonos seconded. Motion carried.

Kenneth Salzmänn made a motion to approve all bills and warrants as presented. Lenny Zenonos seconded. Motion carried.

Mr. Morley addressed the board to inform them that the Village of Orleans wishes to get a village designation in downtown Orleans. It would benefit the local businesses with tax credits and grants for improvements. Mr. Morley stated that the Village of Orleans thought that it was a good resource to have for current or incoming businesses. Mr. Zenonos asked if this helped with the highway paving grants to reclassify their roads. Mr. Morley stated that it did not. Mr. Zenonos then asked if it was necessary to help reclassify their roads and Mr. Morley responded that it was not, but that they are working with the Agency of Transportation at this time on that project. Mr. Morley stated that the Orleans Village Trustees have already approved it, but that they also needed approval from the town selectboard. Mr. Salzmänn made a motion to approve and Mr. Zenonos seconded. The motion then carried.

Mr. Zenonos stated that Barton Ambulance had not gotten their appropriation request to the board in time for the meeting and that Glover Ambulance had not given us any documentation and had not been in further contact with us about the funds for the ambulance. Mr. Zenonos made a motion to table the discussion about the appropriation requests from Barton and Glover Ambulances until their next meeting. Mr. Salzmänn seconded. Motion carried.

Mr. Salzmänn made a motion to move into executive session at 5:18. Mr. Zenonos seconded. Motion carried.

Mr. Salzmänn made a motion to exit executive session at 5:58. Mr. Zenonos seconded. Motion carried.

Mr. Salzmänn made a motion to table the discussion of a culvert replacement on Route 16 until their next meeting since they were waiting for pricing information from Lenwood Perron. Mr. Zenonos seconded. Motion carried.

Mr. Salzmänn made a motion to accept the recommended tax rates for the 2018 tax year from Kristin Atwood, Town Clerk and Treasurer. Mr. Zenonos seconded. Question was raised by a meeting attendee about whether

the taxes for residents would be higher this year than last year. Mr. Salzmänn found last years rates in the town report and stated that they were just a fraction higher than the previous tax year. Motion carried.

Mr. Salzmänn stated that the engineer that the town has hired to work on Roaring Brook Road had sent in recommendations. Discussion ensued amongst the board about the differences between the proposed plans and prices for the project. Mr. Salzmänn said that he had not had a chance to fully read through and look over the recommendations and wished to table the discussion until a later date. Mr. Zenonos stated that they would need to come up with a list of questions to get answered by the engineer to move forward with one of the proposals.

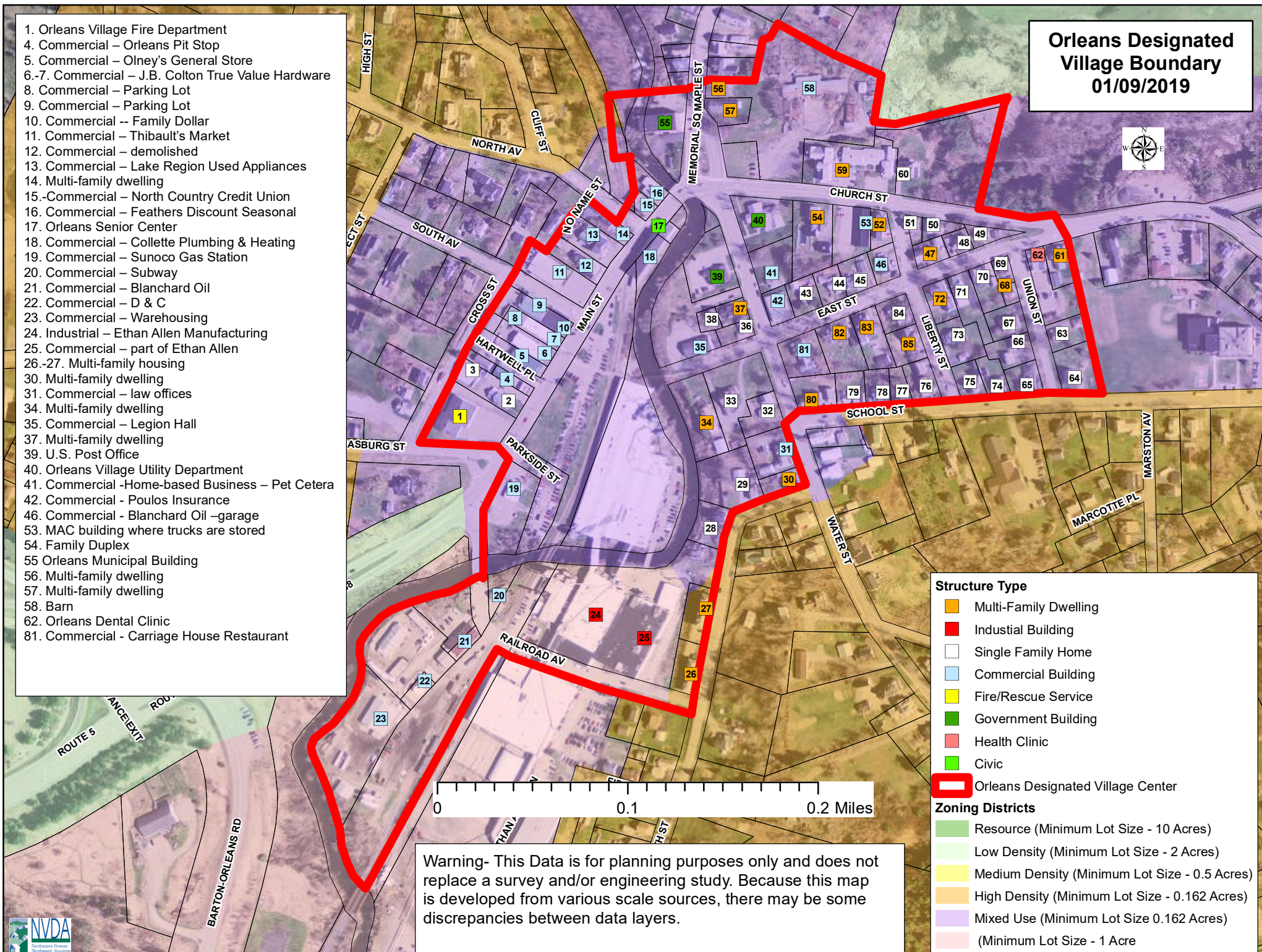
Mr. Salzmänn made a motion to adjourn at 6:15PM. Mr. Zenonos seconded. Motion carried.

Respectfully Submitted,

Lenny Zenonos

1. Orleans Village Fire Department
4. Commercial – Orleans Pit Stop
5. Commercial – Olney's General Store
- 6.-7. Commercial – J.B. Colton True Value Hardware
8. Commercial – Parking Lot
9. Commercial – Parking Lot
10. Commercial -- Family Dollar
11. Commercial – Thibault's Market
12. Commercial – demolished
13. Commercial – Lake Region Used Appliances
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- 55 Orleans Municipal Building
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57. Multi-family dwelling
58. Barn
62. Orleans Dental Clinic
81. Commercial - Carriage House Restaurant

Orleans Designated Village Boundary 01/09/2019



Main Street, looking north: Fire Station #1 on left, Ethan Allen #24 on right



Main Street, looking south: Senior Center #17, Collette Building 18 on left, Feathers Discount #16, North Country Credit Union #15, Family Dollar #10 on right.



Main Street, looking south: Ethan Allen #24 on left; J.B. Colton #6-7 on right.



South Street, looking northeast: Multi-family housing #26-#27 (Ethan Allen) on left.



East and Water Streets, looking northeast: Poulos Insurance #51 on left, Carriage House Restaurant #91 on right:



Town Plan excerpt regarding Village Center Designation, page 26:

The Village of Barton also has a state-designated Village Center. The designated area roughly extends from the intersection of Glover and Elm Streets into the village center to Lincoln Avenue, and then up Main Street up to Duck Pond Road. The Village Center designation brings with it a number of benefits, including:

- 10% Historic Tax Credits - Available as an add-on to approved Federal Historic Tax Credit projects. Eligible costs include interior and exterior improvements, code compliance, plumbing and electrical upgrades.
- 25% Facade Improvement Tax Credits - Eligible facade work up to \$25,000.
- 50% Code Improvement Tax Credits - Available for up to \$50,000 each for elevators and sprinkler systems and \$12,000 for lifts. Eligible code work includes ADA modifications, electrical or plumbing up to \$25,000.
- Priority consideration for Municipal Planning Grants and funding from Vermont's Community Development Program.
- Priority site consideration by the State Building and General Services (BGS) when leasing or constructing buildings.
- Special Assessment Districts (or business improvement district)– May be created to raise funds for both operating costs and capital expenses to support specific projects in the village center.

Owners of properties in the Village Center or National Historic districts should consider the resources available to them as they make property improvements. The designated Village Center for Barton should be amended as it does not match up with the boundaries of the Crystal Lake Falls National Historic District, although they do overlap. This would allow commercial properties to apply for both federal and state credits. Village Center Designation is being applied for by the Village of Orleans so that commercial properties there can also benefit from tax credits.

The bulk of both designated villages are contain in the **Mixed Use district** according to Barton's zoning bylaw, adopted 8.21.18. Designated 'Mixed Use' areas are intended to provide for a reasonable level of commerce, employment, access to goods and services, and housing in the Town and Villages. Mixed Use areas are located within both villages, an area along Route 5 south of Barton Village, and along Route 16 from the I-91 interchange to the Glover town line.

Here are the uses and dimensional standards:

Permitted Uses:

1. Accessory use or structure	2. *Animal Hospital
3. *Auto Service Station	4.
5. *Bank	6. *Car Wash
7. *Commercial and Fraternal Accommodations	8. Dwelling, Single Family

9. Dwelling, Two Family.	10. Dwelling, Multi-Family
11. *Essential Services (See definition).	12. Family Child Care (See Sec. 339)
13. *Food Establishment.	14. *Freight Terminal.
15. *Health Care Facility.	16. *Heavy Equipment Sales and Service.
17. Home Occupation.	18. *Kennel.
19. *Light Industry and Manufacturing.	20. *Museum
21. *Motor Vehicle Sales and Service.	22. *Parking Lot.
23. *Personal and Professional Services.	24. *Recreation, Indoor or Outdoor.
25. *Recycling Facility and redemption.	26. *Religious Institution.
27. *Retail Business/Store.	28. *Residential Care or Group Home (See Sec. 338).
29. *School.	30. *Service and Repair
31. *Theater	32. *Warehouse.
33. *Wholesale Business.	

Conditional Uses:

1. Lounge	2. Bed and Breakfast
3. Contractor Yard.	4. Commercial Storage of Abandoned/Wrecked Motor Vehicles (See Sec. 332).
5. Fuel Storage	6. Mobile Home Park
7. Renewable Energy Facilities (see also Sec.331)	8. Self-Storage Facility

* Requires site plan review and approval by the Development Review Board.

Minimum Area and Dimensional Requirements:

Lot area, acres: 0.162

Lot width, feet: 50

Lot depth, feet: 80

** Front yard, feet: 40

Side yard, feet: 5

Rear yard, feet: 5

Max. building height, ft: 35

** Unless the lot is an existing small lot or the building is within an “infill” of existing building setback lines.

A few properties in Barton’s designated village center area are in the **High Density District**, the purpose of which is to:

“...be the location for the most intense levels of residential development. Again, this district is primarily limited to the incorporated Village areas in keeping with the State’s goal of compact, dense villages surrounded by less-developed areas and working lands. It is contemplated that

dense residential and limited commercial development will be located in these village areas. Sewer, water, and electric utilities are readily available and the mixed-use business or industrial districts are nearby.”

Uses and Dimensional Standards for this district are:

Permitted Uses:

1. Accessory use, structure	2. Accessory dwelling (See sec. 337)
Dwelling, single family.	3. Dwelling, two-family.
4. *Dwelling, Multi-Family.	5. *Essential Services (See definition).
6. *Family Child Care Home or Facility (See Sec. 339)	7. Home Occupation.
8. *Personal and Professional Services.	9. Planned Unit Development (See Sec. 325) Including: a. Mobile Home Park b. Travel Trailer Park c. Secondary Structure
10. Religious Institution *Parking Lot Low Income Housing *Subdivision	11. Residential Care or Group Home (See Sec. 338)

Conditional Uses:

1. Bed and Breakfast	2. Retail Store
3. Industry, Light	4. Lodge or Club
5. Lodging Facility	6. Renewable Energy Facilities (also See Sec. 331)
7. Recreation, Indoor or Outdoor Auto Service Station Animal Hospital Banks Car Wash Commercial & fraternal accommodations Contractor’s Yard Eating Establishment Health Care Facility Lounge Manufacturing Motor Vehicle Sales & Service Museum Multifamily Dwellings (See Sec.336)	8. Self-Storage Facility Public Facility (See Sec.340) Redemption and Recycling Religious Institution School (See Sec. 340) Service & Repair Theaters Warehouse Wholesale Business Livestock & Pets Wind Energy Facility (See Sec. 331) Commercial Storage of Abandoned/Wrecked Motor Vehicles (See Sec. 332) Residential Care/Group Home (See Sec. 338)

* Requires site plan review and approval by the Development Review Board.

Minimum Area and Dimensional Requirements:

Lot area, acres:	0.162 (7,000 sf)
Lot width, feet:	70
Lot depth, feet:	80
** Front yard, feet:	45
Side yard, feet:	5
Rear yard, feet:	5
Max. building height, ft:	35

** Unless the lot is an existing small lot or the building is within an “infill” of existing building setback lines.

The southern portion of Orleans Village’s commercial properties are contained in the **Industrial District**, which is based on existing settlement patterns, facilities and services. It is important that industry be located so as to take advantage of investments that have been made over time and take advantage of readily available infrastructure, while minimizing potential negative impacts upon other land uses (e.g. residential or commercial uses). In permitting industrial uses, the benefit to the project area must be weighed against the effects industrial development can have upon the economic balance and character of the community.

There are existing industrial areas in and near Orleans Village. A continuation of the Industrial district is located south of Orleans Village along Route 5. Recently, there has been a new freight rail siding installed in this area for an agricultural and other enterprises, and the Town’s recycling center is located here as well.

The uses and dimensional standards for this district are:

Permitted Uses:

1. *Accessory use, structure	2. *Contractor yard
3. *Essential Services (See Definition)	4. *Freight Terminal
5. *Fuel Storage.	6. *Heavy Equipment Sales, Service, and Repair.
7. *Manufacturing	8. * Industry, Light.
9. *Industry, Major.	10. *Telecommunication Facilities.
11. Renewable Energy Facilities. *Animal Hospital including Low Income Housing *Eating Establishment *Earth Resources Extraction *Health Care Facility (See Sec.340)	12. *Warehouse. *Public Facility (See Sec.340) *Religious Institution *Sawmill *School (See Sec.340) *Service & Repair *Subdivision

Home Occupation *Industrial Use *Kennel *Lodge or Club *Lounge *Museum *Family Child Care (See Sec. 339) Planned Use Development (See Sec. 325) a. Mobile Home Park b. Travel Trailer Park c. Secondary Structure	*Solid Waste Transfer Station *Theaters *Recycle and Redemption *Wholesale Business *Commercial Storage of Abandoned / Wrecked Motor Vehicles (See sec. 332)
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Conditional Uses:

Auto Service Station Banks Car Wash Services Commercial & Fraternal accommodations Essential Services Motor Vehicle sales & Repair Wind Energy Facility (See Sec. 331)	Parking Lot Personal or Professional Recreation, indoor Recreation, outdoor Retail Business Reservoirs Multifamily dwellings (see sec 336) Residential Care/Group Home (See Sec. 338)
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* Requires site plan approval by the Development Review Board.

Minimum Area and Dimensional Requirements:

Lot area, acres:	1
Lot frontage, feet:	100
Lot depth, feet:	100
Front yard, feet:	30
Side yard, feet:	15
Rear yard, feet:	10
Maximum building height, feet:	40

Accomplishments and revitalization efforts to date:

The Barton Village Center designation expired without receiving tax credits for a property. Nevertheless, designation was likely a factor in being awarded a municipal planning grant. Orleans has never received designation for its village center, but there is strong interest in establishing in establishing a residential use on the second story of the Collette building.