

# Felchville Village Center

Town of Reading - New Application

## **Complete Application. All Requirements Met.**

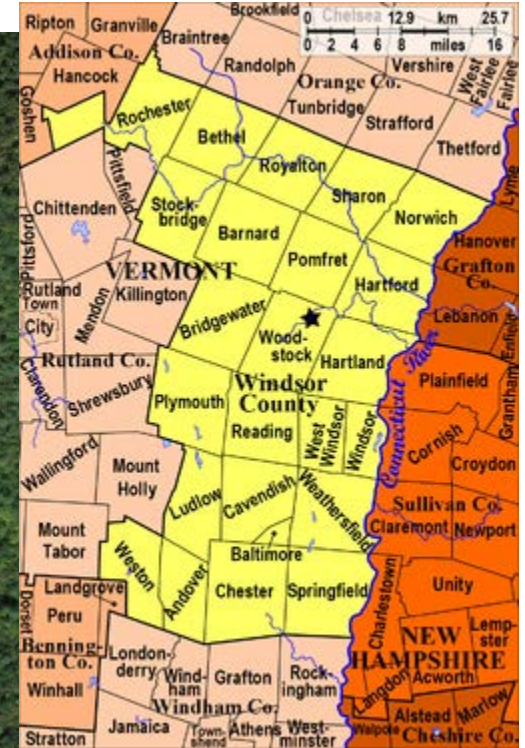
- Cover letter dated 03/29/2018
- Authorization from selectboard on 10/09/2017
- Town planning process confirmed on 03/24/2015 by SWCRPC
- SWCRPC and SRDC notified on 02/19/2018
- Color photographs included
- Historic district map included
- Zoning bylaws and map included
- Boundary map included. Boundary was developed by the town in coordination with DHCD staff

## **Staff Recommendation**

**Approve application and award designation.**

# Felchville Village Center

## Aerial Map



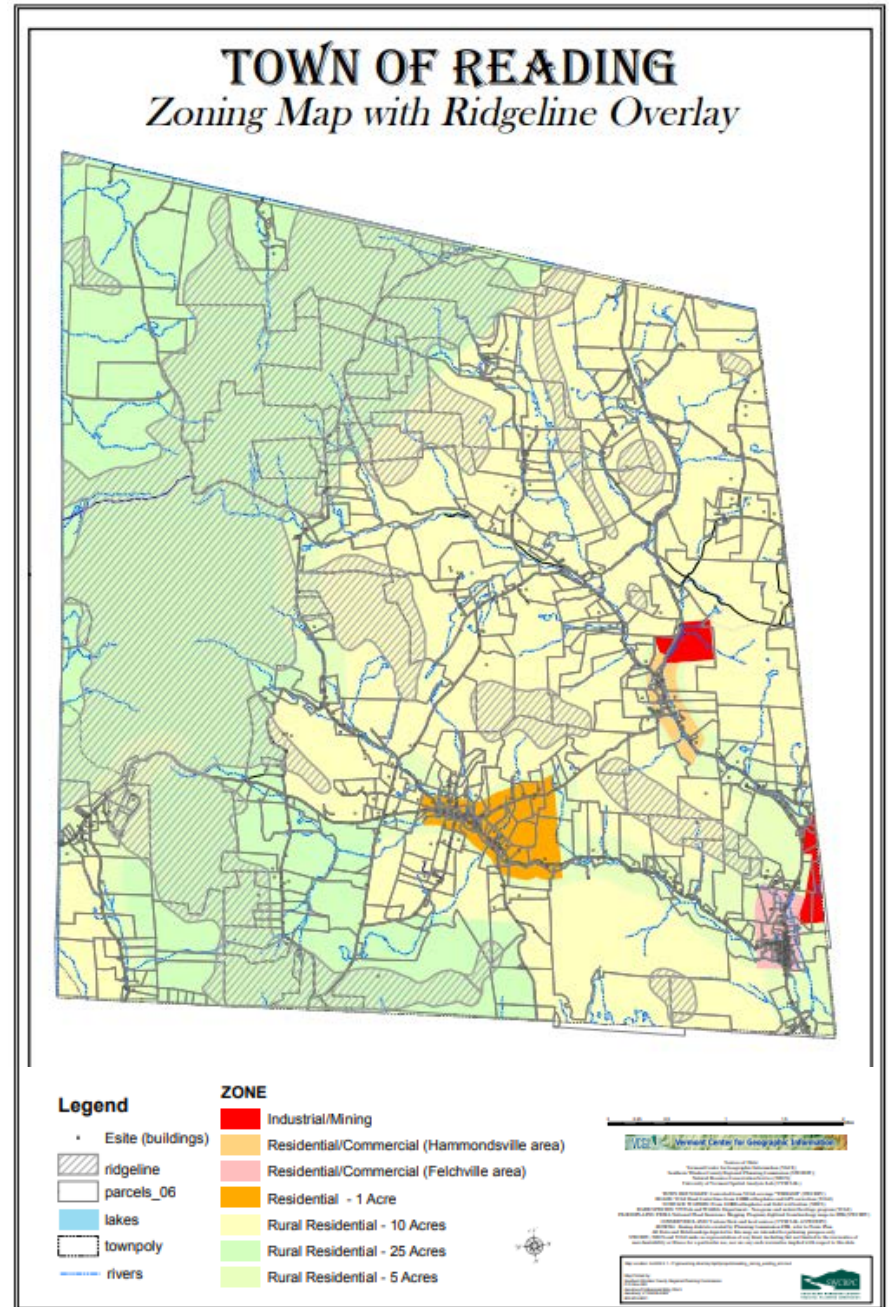
# Felchville Village Center

## Revitalization Efforts

- Updated town plan in 2015 to focus on village center designation
- Renovated the historic Lexington Farm and it was transformed by the Hall Art Foundation into a gallery space that attracts visitors from all around the world
- Created a historical museum in the Reading Christian Church operated by the Historical Society
- Developed a green space committee and developing plans to create a public gathering space in the village adjacent to the library
- Identified the lack of water and wastewater as major hurdles to village development. The town aims to conduct a feasibility study to explore water and wastewater solutions in the village
- Created a village committee to support village center designation and revitalization

# Felchville Village Center

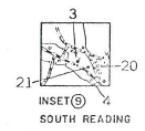
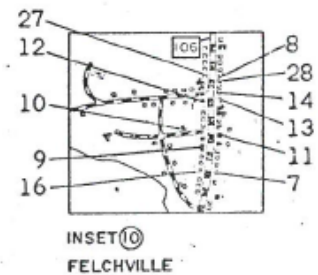
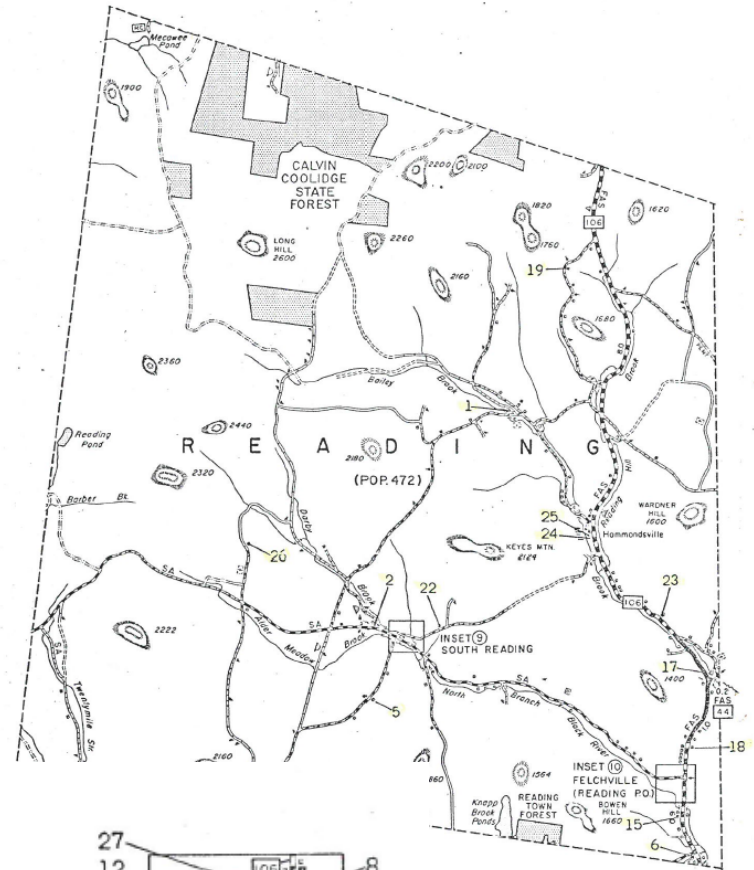
The designated boundary is located primarily within the residential/commercial zoning district with a couple properties located in the rural residential zoning district.



# Felchville Village Center

## Historic District Map

The designated boundary is located in the State Register of Historic Places.



# Felchville Village Center

## Photographs



Hall Art Foundation and Exhibition Space



# Felchville Village Center

## Photographs



Niagara Street – public space/trail



Reading Elementary School



Reading Christian Union Church

# Felchville Village Center

## Photographs



Gilbert Davis Library



Village Green

# Felchville Village Center

## Photographs



Former Grange Hall



Universalist Church



Looking north along Route 106

# Felchville Village Center

## Photographs



Former Reading Hardware Store



Reading Greenhouse and Nursery

# Felchville Village Center

Photographs



Reading Town Hall



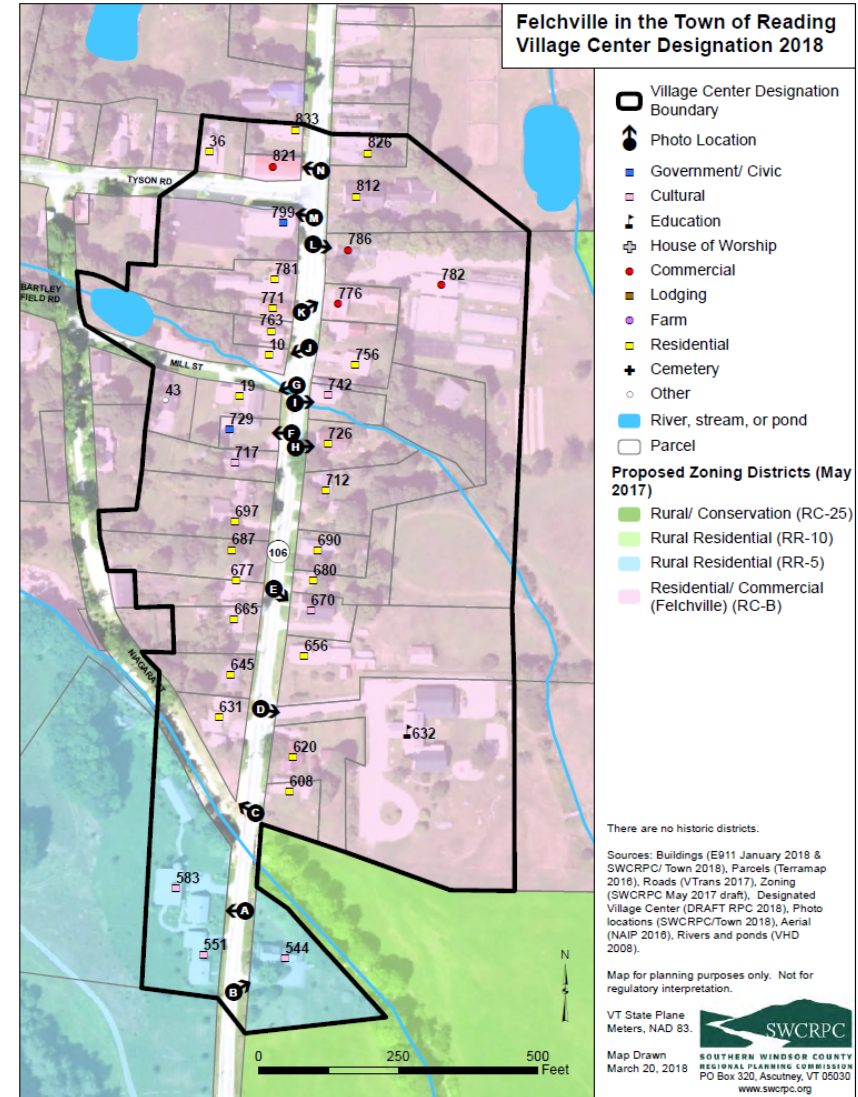
Watroba's General Store

# Felchville Village Center

## Proposed Boundary Map

The proposed boundary runs primarily along State Route 106 and Tyson Road including the library, the Hall Art Foundation, historical museum, grange hall, village green, Universalist Church, Reading Hardware, town hall, Watroba's General Store, commercial businesses 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.



Felchville in the Town of Reading  
Village Center Designation 2018

# Felchville Village Center

- Village Center Designation Boundary
- Photo Location
- Government/ Civic
- Cultural
- Education
- House of Worship
- Commercial
- Lodging
- Farm
- Residential
- Cemetery
- Other
- River, stream, or pond
- Parcel

**Proposed Zoning Districts (May 2017)**

- Rural/ Conservation (RC-25)
- Rural Residential (RR-10)
- Rural Residential (RR-5)
- Residential/ Commercial (Felchville) (RC-B)

There are no historic districts.

Sources: Buildings (E911 January 2018 & SWCRPC/ Town 2018), Parcels (Terramap 2016), Roads (VTrans 2017), Zoning (SWCRPC May 2017 draft), Designated Village Center (DRAFT RPC 2018), Photo locations (SWCRPC/Town 2018), Aerial (NAIP 2016), Rivers and ponds (VHD 2008).

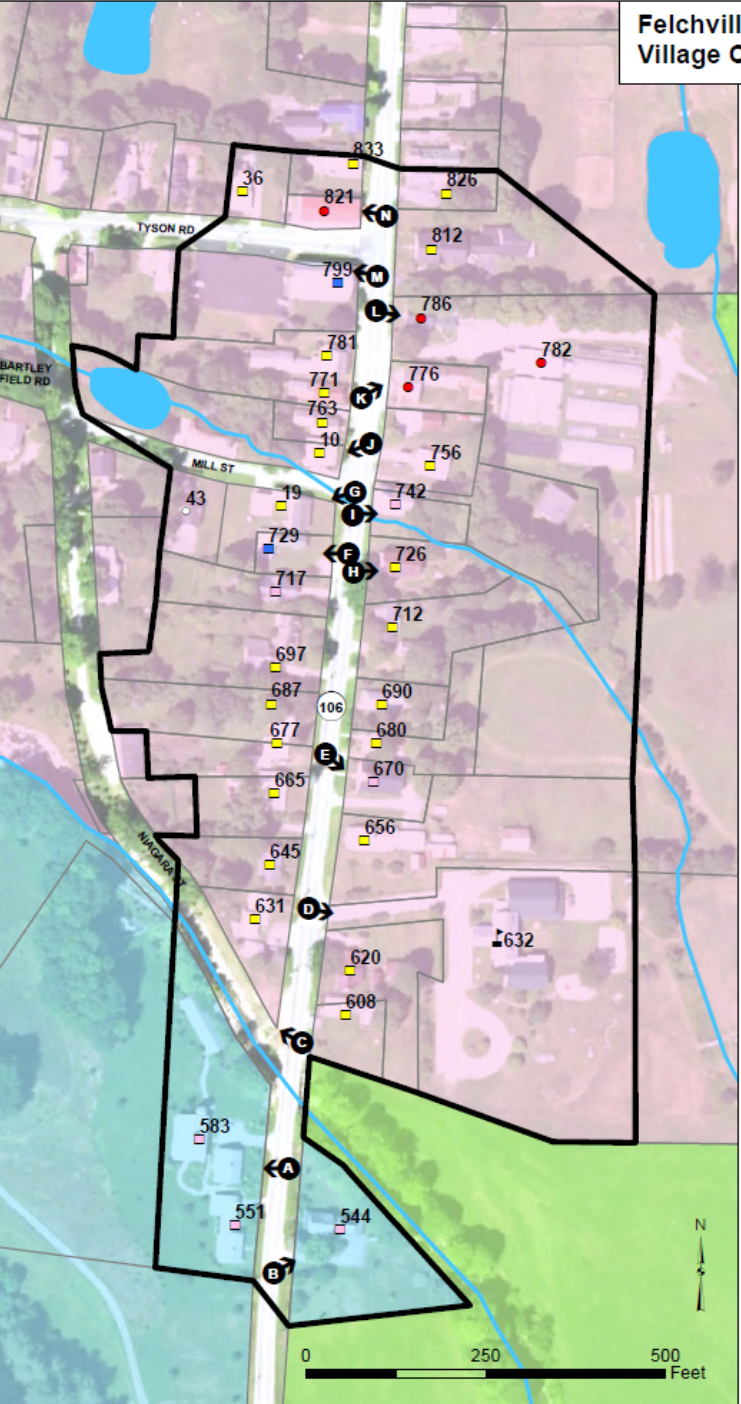
Map for planning purposes only. Not for regulatory interpretation.

VT State Plane  
Meters, NAD 83.



Map Drawn  
March 20, 2018

SOUTHERN WINDSOR COUNTY  
REGIONAL PLANNING COMMISSION  
PO Box 320, Acutney, VT 05030  
www.swcrpc.org



# Felchville Village Center

Discussion/Questions and Motion



**Staff Recommendation**  
**Approve application and award designation**

# TOWN OF READING

March 29, 2018

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

RE: Village Center Designation, Village of Felchville, Reading, VT

Dear Mr. Amore:

I am writing on behalf of the Town of Reading to apply for Village Center Designation for the village of Felchville. The Town of Reading was established in 1761. Felchville was founded in 1826 and soon became the commercial and cultural hub of the Town of Reading. Sometimes referred to as "Puddledock," the land on which Felchville was built was originally wet and swampy. Several of the houses were damaged due to flooding during Tropical Storm Irene, a couple of houses were removed, and a road was closed. However, Felchville continues to be the main gathering place for the Town, and shows great potential for commercial and community development.

The recent renovation of the historic Lexington Farm by the Hall Art Foundation into gallery space for the Hall art collection draws visitors to town and has created an opportunity for commercial revitalization in Felchville. Former commercial or public spaces including the old Reading Hardware Store, the Grange Hall, and the Universalist Church have been closed for years, and mainly used for storage. Residents of the Town and village are mobilizing to bring these establishments back to life and to encourage the revitalization of other structures in the village for commercial use.

The Reading Historical Society recently leased the Reading Christian Union Church building where they now have a museum of historic artifacts. The building that formerly housed the Historical Society (next to the Reading Public Library) was demolished, and the land sold to the Town. A Greenspace Committee is developing plans for making this area a public gathering space in addition to parking for the Reading Library.

One of the main deterrents to converting or upgrading existing properties is the lack of public water and sewer, and little space to expand existing septic fields. The Town hopes to conduct a feasibility study to look at the challenges and possible solutions for water and sewer in Felchville.

The attached map and supporting photos highlight the buildings and streetscapes that are current or potential commercial and public spaces in the village. The Reading Zoning Bylaws allow commercial uses in the village district that encompasses residential properties to the north of Watroba's store and to the west on Tyson Road. However, as these properties are currently primarily residential, they are not eligible for tax credits under the Vermont Downtown Program. Therefore, these properties have not been included within the proposed Village Center boundary but may be appended to the proposed

Designated Village Center in the future if owners of these properties choose to convert them to commercial use.

There is substantial interest in the community in Village Center revitalization, and a Village Center Committee has formed to plan and implement revitalization efforts in Felchville. As the Town is embarking on the update of the Town Plan, we intend to include additional language to support village center revitalization in this document.

The following is a list of attached documents required for the Village Center Designation application. Please feel free to contact me if you have any questions regarding these attachments or need any additional information.

We appreciate your consideration.

Sincerely,



Rebecca Basch

**Contact:** Becky Basch  
2874 Tyson Road,  
South Reading, VT 05153  
[rebeccabasch@comcast.net](mailto:rebeccabasch@comcast.net)  
cell #: 802-245-4002

**Attachments:**

1. Resolution from the Selectboard (10/9/17)
2. Notification letters to Southern Windsor County Regional Planning Commission (SWCRPC) and the Springfield Regional Development Corporation, Letter of Support from SWCRPC
3. Letter from SWCRPC confirming the Reading planning process and Town Plan
4. Letter of support from SWCRPC
5. Village Center Boundary Map & Map Key – includes zoning districts and parcel boundaries
6. Photographs of key buildings and areas of Felchville
7. Municipal Plan Excerpts
8. Zoning Bylaw language for the districts in which properties in the Designated Village Center are located – Current zoning (adopted in 2007) and Proposed (to be adopted by the Selectboard on 4/16/18)
9. VT Historic Sites & Structures Survey (we do not have a State or National Historic District)

Town of Reading, Vermont  
P.O. Box 72  
Reading, VT 05062

October 9, 2017

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

Dear Mr. Amore,

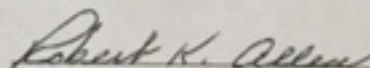
The Selectboard of the Town of Reading hereby authorizes the application for Village Center Designation for the village of Felchville.

We understand that this designation will provide commercial property owners eligibility for state tax credits and will provide the Town with priority standing for many state grant programs. We support the efforts of the Planning Commission to apply for Village Center designation to stimulate the revitalization of Felchville.

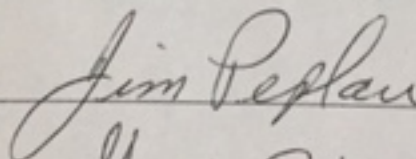
The Selectboard authorizes this application to be submitted to the Village Center Designation Program through this resolution voted upon at our meeting on October 9, 2017.

Sincerely,

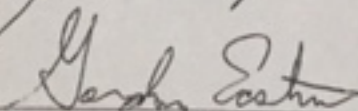
Robert Allen, Chair

  
\_\_\_\_\_

Jim Peplau

  
\_\_\_\_\_

Gordy Eastman

  
\_\_\_\_\_

# TOWN OF READING

February 26, 2018

Thomas Kennedy, Executive Director  
Southern Windsor County Regional Planning Commission  
P.O. Box 320  
Ascutney, VT 05030

Dear Mr. Kennedy:

The purpose of this letter is to notify the Southern Windsor County Regional Planning Commission (SWCRPC) that the Town of Reading intends to apply for Village Center Designation for the village of Felchville. The application has the support of the Reading Planning Commission and Selectboard, and a committee has formed to follow up on this designation with a plan for revitalization of the village center.

We are seeking the support of the Regional Planning Commission for our application, and for evidence that SWCRPC has confirmed the Town's planning process.

Thank-you for your consideration.

Sincerely,



Rebecca (Becky) Basch,  
Reading Planning Commission Secretary and Village Center contact

# TOWN OF READING

February 19, 2018

Bob Flint, Executive Director  
Springfield Regional Development Corporation  
14 Clinton Street, Suite 7  
Springfield, VT 05156

Dear Mr. Flint:

The purpose of this letter is to notify the Springfield Regional Development Corporation (SRDC) that the Town of Reading intends to apply for Village Center Designation for the village of Felchville. The application has the support of the Reading Planning Commission and Selectboard, and a committee has formed to follow up on this designation with a plan for revitalization of the village center. The Village Center Designation will give commercial property owners access to tax credits and the Town priority in state grant programs. I hope that you will support this application and the Town's revitalization efforts.

Thank-you for your attention to this matter.

Sincerely,



Becky Basch,  
Reading Planning Commission Secretary and Village Center contact



Ascutney Professional Building, Route 5  
Post Office Box 320, Ascutney, VT 05030  
802 674-9201 / fax 802 674-5711  
www.swcrpc.org

March 5, 2018

**TO:** Becky Basch, Reading Planning Commission  
**CC:** Bob Allen, Selectboard Chair  
Steve Strait, Planning Commission Chair  
**FROM:** Jason Rasmussen, Director of Planning  
**SUBJECT:** Approved Town Plan and Confirmed Planning Process for Reading

Following the necessary public hearing, the Southern Windsor County Regional Planning Commission (SWCRPC) voted on March 24, 2015 to approve the *2015 Reading Town Plan* and confirm Reading's planning process pursuant to 24 V.S.A. §4350.

Town plan approval is based upon the criteria in 24 V.S.A. §4350(b), including:

- 1) Consistency with state planning goals (24 V.S.A. §4302);
- 2) Addressing town plan required elements (24 V.S.A. §4382);
- 3) Compatibility with the regional plan; and,
- 4) Compatibility with other approved town plans in the region.

Confirmation of the local planning process is based upon criteria in 24 V.S.A. §4350(a), including whether the town is:

- 1) Engaged in a continuing planning process that, within a reasonable time, will result in a plan that is consistent with state planning goals (24 V.S.A. §4302);
- 2) Engaged in a process to implement its town plan; and,
- 3) Maintaining efforts to provide funding for municipal and regional planning purposes.

Please contact me with any questions.



Ascutney Professional Building, Route 5  
Post Office Box 320, Ascutney, VT 05030  
802 674-9201 / fax 802 674-5711  
www.swcrpc.org

March 5, 2018

Becky Basch  
Planning Commission  
Reading Town Offices  
P.O. Box 72  
Reading, Vermont 05062

SUBJECT: Application for Village Center Designation – Felchville

Dear Becky:

The purpose of this letter is to document the full support of the Southern Windsor County Regional Planning Commission (SWCRPC) for Reading's application for Village Center designation in Felchville.

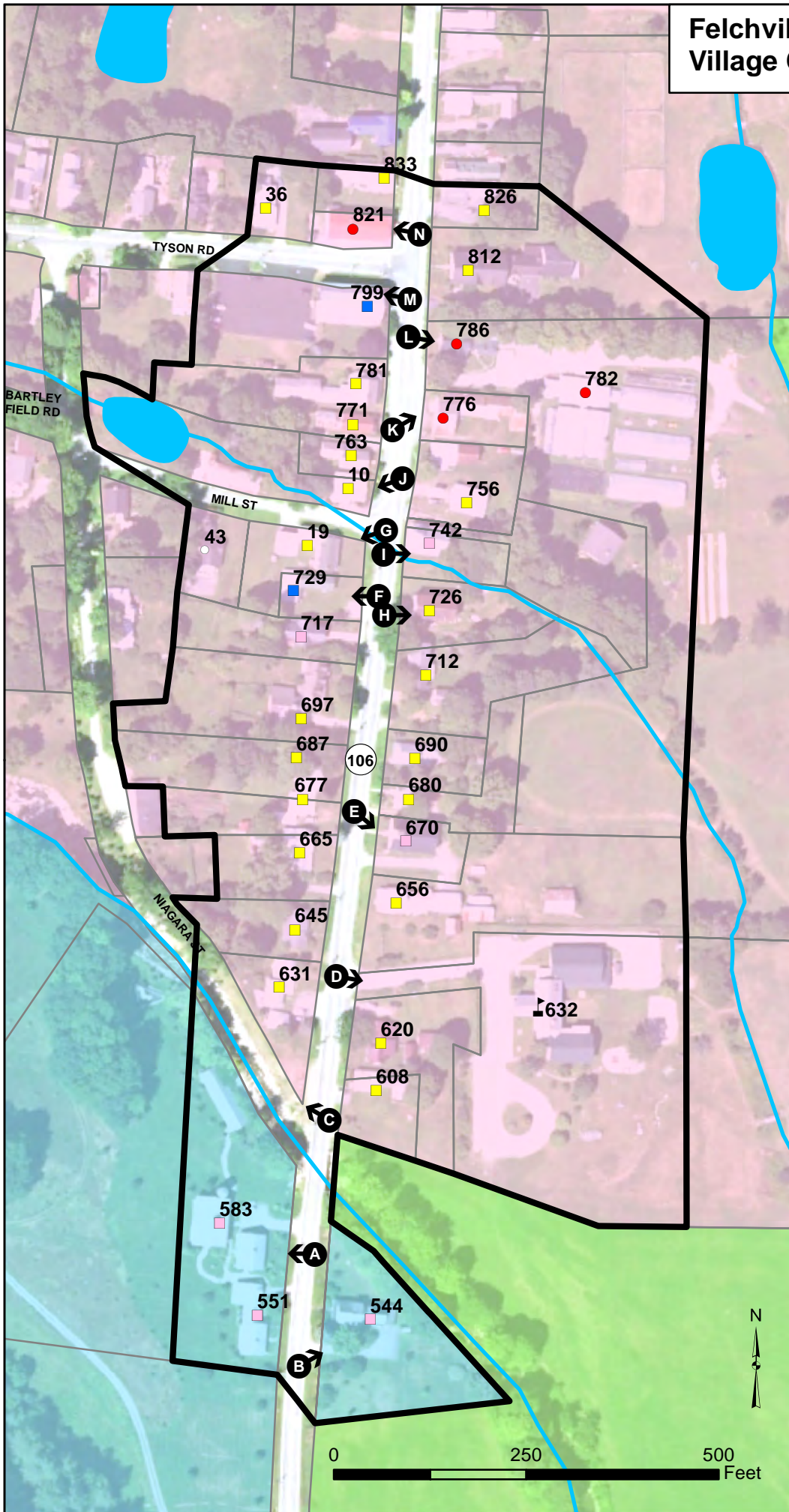
The SWCRPC actively supports Reading's efforts to revitalize the core area of Felchville. Village Center designation is a critical step in recognizing these efforts and providing valuable resources to help encourage revitalization. Additionally, designation is consistent with our Regional Plan goals related to encouraging vibrant village centers.

Therefore, the SWCRPC provides our full support for this application, and strongly encourage the Downtown Board to designate the proposed Felchville Village Center. We look forward to our continued strong working relationship with the municipality in support of local village revitalization efforts.

Sincerely,

Jason Rasmussen, AICP  
Director of Planning

# Felchville in the Town of Reading Village Center Designation 2018



- Village Center Designation Boundary
- Photo Location
- Government/ Civic
- Cultural
- Education
- House of Worship
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## Proposed Zoning Districts (May 2017)

- Rural/ Conservation (RC-25)
- Rural Residential (RR-10)
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There are no historic districts.

Sources: Buildings (E911 January 2018 & SWCRPC/ Town 2018), Parcels (Terramap 2016), Roads (VTrans 2017), Zoning (SWCRPC May 2017 draft), Designated Village Center (DRAFT RPC 2018), Photo locations (SWCRPC/Town 2018), Aerial (NAIP 2016), Rivers and ponds (VHD 2008).

Map for planning purposes only. Not for regulatory interpretation.

VT State Plane  
Meters, NAD 83.

Map Drawn  
March 20, 2018



**Felchville, Town of Reading**

**Village Center Designation 2018 - Land Use Map Key**

Last amended 1/29/18

Name	Site Type	Address	Photos	Historic Site and Survey No	Note
Grist Mill	Residential	10 MILL ST	J	1414-10	Former Grist Mill Gallery, now a private residence
	Residential	19 MILL ST			
Former Fairpoint Building	Other	43 MILL ST			Utility Building
	Residential	80 NIAGARA ST			
	Residential	96 NIAGARA ST			
	Residential	140 NIAGARA ST			
	Residential	170 NIAGARA ST			
	Residential	36 TYSON RD			
	Residential	54 TYSON RD			
	Residential	57 TYSON RD			
	Residential	66 TYSON RD			
	Residential	81 TYSON RD			
	Residential	88 TYSON RD			
	Residential	98 TYSON RD			
Hall Art Foundation - Reception	Cultural	544 VT ROUTE 106	B		
Hall Art Foundation	Cultural	551 VT ROUTE 106	A		
Hall Art Foundation	Cultural	583 VT ROUTE 106	A		
	Residential	608 VT ROUTE 106			
	Residential	620 VT ROUTE 106			
	Residential	631 VT ROUTE 106			
Reading Elementary School	Education	632 VT ROUTE 106	D		
	Residential	645 VT ROUTE 106			
	Residential	656 VT ROUTE 106			
	Residential	665 VT ROUTE 106			
Reading Historical Museum	Cultural	670 VT ROUTE 106	E	1414-7	Former Reading Christian Union Church
	Residential	677 VT ROUTE 106			
	Residential	680 VT ROUTE 106			
	Residential	687 VT ROUTE 106			
	Residential	690 VT ROUTE 106			
	Residential	697 VT ROUTE 106			
	Residential	712 VT ROUTE 106			This is a residence
Reading Library	Cultural	717 VT ROUTE 106	F	1414-9	
Old Grange Hall	Residential	726 VT ROUTE 106	H		Property is privately owned and used to be a Grange Hall - now used for storage
Village Green	Government/ Civic	729 VT ROUTE 106	G		Building was demolished - Town owns land and it is being designed as a small park
Universalist Church	Cultural	742 VT ROUTE 106	I	14414-11	Given to Reading Historical Society in 1970
	Residential	756 VT ROUTE 106			
	Residential	763 VT ROUTE 106			
	Residential	771 VT ROUTE 106			
Reading Hardware	Commercial	776 VT ROUTE 106	K		Not in operation - closed in 2004
	Residential	781 VT ROUTE 106			
Reading Greenhouse	Commercial	782 VT ROUTE 106	L		
Reading Greenhouse	Commercial	786 VT ROUTE 106	L	1414-13	William Felch House
Town Hall	Government/ Civic	799 VT ROUTE 106	M	1414-12	
	Residential	812 VT ROUTE 106		1414-14	The Portico
Watroba's General Store	Commercial	821 VT ROUTE 106	N		
	Residential	826 VT ROUTE 106			
	Residential	833 VT ROUTE 106			
	Residential	836 VT ROUTE 106			
	Residential	845 VT ROUTE 106			
Barnes House	Residential	852 VT ROUTE 106		1414-8	
	Residential	868 VT ROUTE 106			
	Residential	873 VT ROUTE 106			
	Residential	874 VT ROUTE 106			
	Residential	882 VT ROUTE 106			
	Residential	893 VT ROUTE 106			
	Residential	899 VT ROUTE 106			
	Other	916 VT ROUTE 106			
	Residential	946 VT ROUTE 106			
	Residential	973 VT ROUTE 106			
	Residential	975 VT ROUTE 106			
	Residential	981 VT ROUTE 106			
	Residential	1103 VT ROUTE 106			
	Residential	1135 VT ROUTE 106			

## Felchville Notable Buildings & Places

Proposed designated Village Center designation, Town of Reading, Village of Felchville, VT  
(in order from South to North) – 3/28/18

**Note:** Letters on photos correspond to locations on Village Center Map

### 1. Hall Art Foundation – Lexington Farm [A] & [B]

**544, 551, 583 Route 106**

The Hall Art Foundation opened in 2012 and houses rotating temporary exhibits of contemporary art, mainly from the collection of Andrew and Christine Hall. Exhibitions are held seasonally from May through November and are open to the public by appointment. Converted from a former dairy farm, the property consists of a stone farmhouse, cow barn, horse barn and tractor barn at the southern edge of the village. The farmhouse and barns are situated next to a waterfall on the North Branch of the Black River, and are surrounded by pastures, hayfields and extensive woodland. In 2017, the campus of converted galleries expanded with a new visitor center in a converted historic clapboard home across the road.



**2. Niagara Street (closed town road) - River Walk [C]**

This former road, closed after Tropical Storm Irene, is owned by the Town. It is a pleasant public space that is located across the river from land owned by the Hall Art Foundation, and has lovely views of the North Branch of the Black River.



**3. Reading Elementary School [D]  
632 Route 106**

Also located at the southern end of the village, the Reading Elementary School serves K-6<sup>th</sup> grades. The gym is used for town meetings, and fields are used during Old Home Day (4<sup>th</sup> of July weekend). There is an outdoor pavilion that was built with volunteer help and serves as an outdoor classroom and community space. Since the school has recently merged with Windsor Central Modified Unified School District, the buildings are now owned by the school district.



**4. Reading Christian Union Church [E]  
(now Reading Historical Society Museum)  
670 Route 106**

The former Reading Christian Union Church was gifted to the Town in 2015, and the Town in turn leased the building to the Reading Historical Society (RHS). The RHS now uses the building to house the Reading Historical Society Museum. The museum is open for limited hours during the summer.

**5. Gilbert Davis Library [F] (717 Route 106) &  
(yet to be named) Green Space [G] (729 Route 106)**

The Gilbert A. Davis Library is open to the public on Tuesdays, Thursdays and Saturdays. It is also provides meeting space for community groups, and occasionally hosts film nights with free popcorn. The library has high speed WiFi for those who have slow or no internet service at home.

In 2017, the Town purchased the house next to the library from the Reading Historical Society. The RHS had the existing building removed as it was in need of major structural repair. Subsequently, the Reading Greenspace Committee formed to develop a plan for using the space as an outdoor gathering space in addition to parking for the library.



**6. Former Grange Hall [H]**

**726 Route 106**

The Grange Hall was formerly used for grange meetings, dances, and plays. At one time there was a tennis court located behind the building. The Grange Hall building was originally a cheese factory and was located in South Reading. In the early 1900s, the building was disassembled and moved to Felchville to serve as a grange hall. The building is now privately owned and used for storage.



**7. Universalist Church [I] - 742 Route 106**

This church was donated to the Reading Historical Society in 1970. It is no longer used for religious services, but is used for weddings and other events. The only source of heat in the building is a woodstove.



**8. View looking north on Rte 106 toward Grist Mill & Grist Mill Gallery [J]**  
**10 Mill Street**

The former Grist Mill operated as a grist mill in the late 1800s and again in the 1950s for a few years. The property has been used as a plumbing business and an art gallery, but is now a private residence.



**9. Former Reading Hardware Store [K]**  
**776 Route 106**

The Reading Hardware Store building has housed a number of different stores throughout its history. The current owner operated a hardware store from the 1970s until the store's closing in 2004. The building is currently used for storage. The Reading Hardware building sits at the entrance to the driveway that leads to the Reading Greenhouse. There is not much room for parking on the parcel where the building is located.



**10. Reading Greenhouse [L]**

**786 Route 106**

The Reading Greenhouse is an active nursery for annual and perennial plants in the Spring and Summer, and sells groceries, local meats and cheeses, take and bake pizza, grains & farm supplies, cut flowers, wine and beer, mulch and topsoil. It is popular among residents of Reading and surrounding towns. It is set back from Main Street and advertised by a sign at the entrance and sandwich board noting current items on sale. There have been greenhouses on the property since the 1930s



L



**11. Reading Town Hall (owned by the Robinson Trust)**  
**[M] - 799 Route 106**

The Reading Town Hall is located at the intersection of Route 106 and Tyson Road. The Town Hall houses the Town Offices including the Town Clerk’s office/Selectboard chamber and the Listers’ office. The building serves as meeting space for town boards and committees, and rents space to the US Post Office. The upper floor of the Town Hall has a stage with six historic painted curtains. This room is used for “Fright Night” near Halloween, school concerts, public and private parties, holiday bazaars, the local talent show, and many dances. Since there is not an elevator to the second floor, the building no longer hosts town meeting.



**12. Watroba’s General Store [N]**  
**821 Route 106**

The building that houses Watroba’s General Store has been a general store under various owners. The Watrobas took over ownership of the store in 2013. The store offers a good selection of groceries, fresh produce, a meat and deli counter, beer, wine, and other essentials. The Watrobas operate the store until 8 pm most nights, serving those who work out of town.



## **Reading Town Plan sections supporting Village Center designation:**

### **Chapter 2 – Natural Areas, Scenic and Historic Resources**

#### Goals & Action Steps:

4. Preserve and protect historic and cultural features within the Town whenever practicable. These include historic buildings, stone walls, cellar holes, cemeteries, and archeological sites
  - Promote the protection and upkeep of Reading’s historic buildings, structures, stone walls, cellar holes, cemeteries and monuments.
  - Consult with the Vermont Division of Historic Preservation for current inventory of archeological sites located in the Town and advice on how best to conserve these sites.
  - Work with Reading Historical Society, Southern Windsor County Regional Planning Commission, and Vermont Division of Historic Preservation to assess the possibility of including additional buildings, structures, or districts on the State or Federal Register of Historic Places

### **Chapter 3 – Transportation**

#### Goals & Action Steps:

5. Ensure that there is adequate parking in village centers to serve commercial establishments and to maintain safe travel on state and local roads. → Investigate ways to improve visibility at the Tyson Road, Route 106 intersection
8. Create or maintain safe routes for bicycles and pedestrians, especially in village centers. → Monitor the need and local support for

### **Chapter 4 – Utilities & Facilities**

#### Goals & Action Steps:

1. Explore options for public water and sewer in Felchville in order to allow for higher density development while maintaining public health. → Allow decentralized septic systems in village centers where possible to enable highdensity housing and commercial development.

#### Policies

1. The Town shall support the retention and ongoing repair and maintenance of historic buildings and structures to the extent practicable.
2. The Town offices and Post Office shall continue to be located in the village of Felchville.

### **Chapter 5 – Energy**

#### Policies

5. The location of community service structures, retail sites, public utilities, day care centers, municipal offices, and other frequently visited sites shall be encouraged within walking distance of high-density residential areas or near connection hubs for trails and other linking pathways.

### **Chapter 6 – Housing**

#### Goals and Action Steps

1. Allow for the development of a diversity of housing types that will serve all income levels. → Review zoning regulations to ensure that they allow for development of housing that serves all income levels. → Work with state and regional housing providers to determine the feasibility of renovating vacant structures in Felchville to create affordable or mixed income housing projects in town. → Research the need for housing for low-income elderly residents. → Consider providing density bonuses for low-income, clustered housing developments. → Support the redevelopment or renovation of existing structures, especially in the village center (Felchville) in

order to create housing that is affordable for low to median income households, and minimize the number of vacant buildings in the village center

#### Policies

2. The development of multi-family housing, and especially the conversion of older, larger Reading Town Plan page 62 CHAPTER 7 LAND USE homes in the villages, shall be encouraged.

#### Chapter 7 – Land Use

- p. 63 (Villages) – “Survey respondents named Felchville as the most appropriate place for high-density residential and commercial development.”

#### Chapter 8 – Economic Development

Current Economic Conditions - ...”The businesses in Felchville, in addition to selling their products, serve as gathering places and message boards for the community. They offer goods and services within walking distance for village residents, and within a short drive for most of the town.”

Citation of Comprehensive Economic Development Strategy for East Central Vermont (p. 70):

4. There is no municipal water supply or wastewater treatment infrastructure to support additional residential or commercial growth in Felchville.
5. Local businesses would be eligible for tax credit programs that encourage voluntary improvements to historic buildings if Felchville was designated by Vermont as a Village Center.

Desired Future Conditions:

2. A municipal water supply or wastewater treatment facility in Felchville would support additional residential or commercial growth in the village.
4. The Town may wish to reconsider sidewalks in Felchville to support future economic growth.
5. Adequate parking should be available in Felchville for commercial and car-pooling uses.
6. The Town should consider further streetscape improvements to both enhance the village and attract new residents and businesses. Examples of such improvements include curbing and landscaping along Route 106, pedestrian seating and additional lighting in town, marked crosswalks or special pavement treatments where pedestrians tend to cross the highway.
7. To promote a stronger town center in Felchville, Reading should consider improvements that suggest a town green or park.

Goals & Action Steps:

5. Improve infrastructure to support a vibrant local economy in Felchville. → Consider applying for Village Center designation that provides financial incentives for improvements to eligible historic buildings. → Evaluate the feasibility and cost/benefit for a small decentralized wastewater system or public water supply to provide services for Felchville or sections within Felchville. → The Town may wish to reconsider sidewalks in Felchville. → The Planning Commission should study the adequacy of parking in town for all purposes: public events, current and future commercial activity, carpooling, etc. The Planning Commission should consider amending the Zoning Ordinance to allow for flexible/shared Reading Town Plan page 72 CHAPTER 8 ECONOMIC DEVELOPMENT parking for current and future commercial uses in Felchville.

Policies:

4. Encourage the development of small-scale commercial operations in Hammondsville and Felchville. Such businesses shall be compatible with existing residential and commercial uses and the current Zoning Ordinance and shall not require Town expenditures on infrastructure.

### 2.4.3 RURAL RESIDENTIAL DISTRICT (RR-5)

The purpose of the Rural Residential District is to provide for low-density rural development on lands which may have resource value and are serviced by public roads and are generally suitable for low density residential uses.

PERMITTED USES	CONDITIONAL USES
Forestry and Agricultural Uses	Two Family Dwelling Unit
Camp (Seasonal)	Multi-Family Dwelling Unit* **
Single Family Dwelling Unit	Bed & Breakfast (more than 3 bedrooms)
Accessory Structures and Uses	Inn*
Accessory Apartment	Restaurant*
Bed & Breakfast (up to 3 bedrooms)	Home Based Business
Home Occupation	Small Business*
Family Child Care Home (serving 6 or fewer children full time and 4 or fewer part time)	Nursery - Commercial Greenhouse*
Group Home (serving 8 or fewer people)	Clubhouse
	Boarding House
	Mobile Home Park*
	Family Child Care Facility (serving more than 6 children full time and more than 4 part time)*
	Group Home (serving more than 8 people)*
	Forestry and Agricultural Product Processing*

\* Site Plan approval required

#### Lot Requirements For Each Use

Minimum Lot Size: 5 acres  
 \*\* Minimum Lot Size per Dwelling Unit: 2.5 acres  
 Minimum Frontage: 150 feet

#### Building Requirements

Minimum Yards

Front	Side	Rear
40 ft	25 ft	25 ft

Max. Building Height 35 feet

**2.4.6 RESIDENTIAL/COMMERCIAL (RC-B) (FELCHVILLE)**

The purpose of the Residential/Commercial District in the Felchville area is to provide for development in a rural village setting of compatible residential and commercial uses at a density that will not result in the need for municipal sewage and water facilities.

<b>PERMITTED USES</b>	<b>CONDITIONAL USES</b>
Single Family Dwelling Unit	Multi-Family Dwelling Unit* **
Two Family Dwelling Unit	Bed & Breakfast (more than 3 bedrooms)
Accessory Structures and Uses	Multiple Use Structure
Accessory Apartment	Inn*
Home Occupation	Restaurant*
Bed & Breakfast (up to 3 bedrooms)	Home Based Business
Church	Small Business*
Family Child Care Home (serving 6 or fewer children full time and 4 or fewer part time)	Nursery - Commercial Greenhouse*
Group Home (serving 8 or fewer people)	Clubhouse
Forestry and Agricultural Uses	Municipal/Governmental Building*
	Boarding House
	Retail Store/Service*
	Auto Service Station*
	Professional or Business Office*
	Family Child Care Facility (serving more than 6 children full time and more than four part time)*
	Group Home (serving more than 8 people)*
	Essential Services

\* Site Plan approval required

**Lot Requirements**

Minimum Lot Size: .5 acre  
 \*\* Minimum Lot Size per Dwelling Unit: .5 acre  
 Minimum Frontage: 75 feet

**Building Requirements**

Minimum Yards  
 Front      Side      Rear  
 35 ft      5 ft      5 ft

Max. structure height 35 feet

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Accessory Structures and Uses	Multiple Use Structure
Accessory Apartment	Inn*
Home Occupation	Restaurant*
Bed & Breakfast (up to 3 bedrooms)	Home Based Business
Church	Small Business*
Family Child Care Home (serving 6 or fewer children full time and 4 or fewer part time)	Nursery - Commercial Greenhouse*
	Clubhouse
Forestry and Agricultural Uses	Municipal/Governmental Building*
	Boarding House
	Retail Store/Service*
	Auto Service Station*
	Professional or Business Office*
	Family Child Care Facility (serving more than 6 children full time and more than four part time)*
	Group Home (serving more than 8 people)*
	Essential Services
	Cultural Facility*

\* Site Plan approval required

**Lot Requirements**

Minimum Lot Size: .5 acre  
 \*\* Minimum Lot Size per Dwelling Unit: .5 acre  
 Minimum Frontage: 75 feet

**Building Requirements**

Minimum Setbacks  
 Front\*\*\*    Side    Rear  
 35 ft        5 ft        5 ft

Max. structure height 35 feet

Handicap accessibility ramps are exempt from setback requirements. If a ramp violates a property line setback, it must be removed as soon as it is no longer needed.

\*\*\*Front yard setbacks are measured from the center of the traveled portion of the roadway.

### 2.4.3 RURAL RESIDENTIAL DISTRICT (RR-5)

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	Forestry and Agricultural Product Processing*
	Cultural Facility*

\* Site Plan approval required

#### Lot Requirements For Each Use

Minimum Lot Size: 5 acres  
 \*\* Minimum Lot Size per Dwelling Unit: 2.5 acres  
 Minimum Frontage: 150 feet

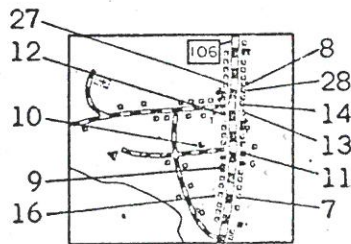
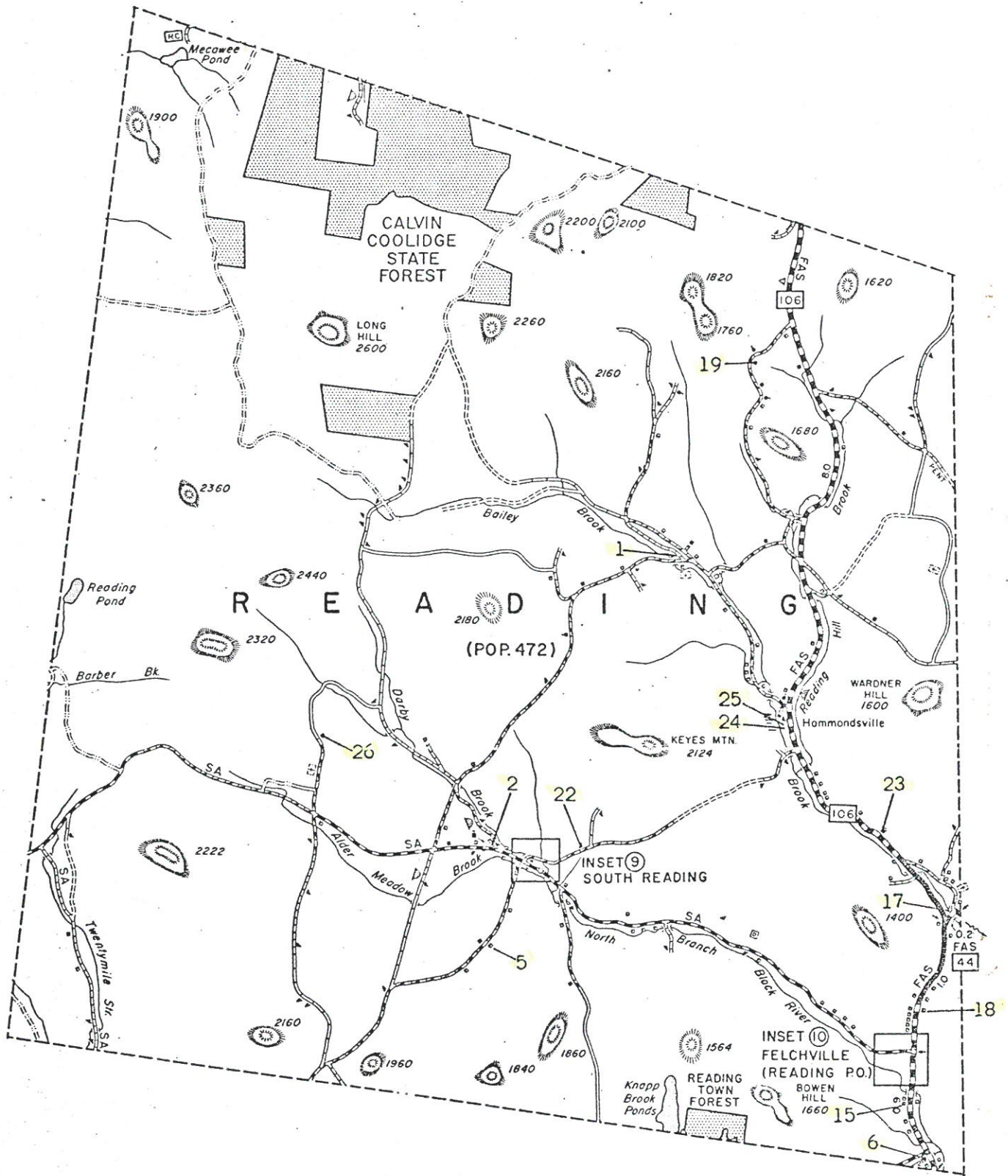
#### Building Requirements

Minimum Setbacks  
 Front\*\*\* Side Rear  
 40 ft 25 ft 25 ft

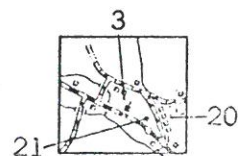
Max. Building Height 35 feet

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\*\*\*Front yard setbacks are measured from the center of the traveled portion of the roadway.



INSET 10  
FELCHVILLE



INSET 9  
SOUTH READING

COUNTY

WINDSOR

TOWN

READING

NAME OF SITE

SITE NO.

NEGATIVE  
FILE NO. N.R.

NAME OF SITE	SITE NO.	NEGATIVE FILE NO.	N.R.
BAILEY'S MILLS	1414-1	73-A-42	
STONE SCHOOLHOUSE	1414-2	73-A-34	X
SOUTH READING MEETING HOUSE	1414-3	73-A-34	
MAP FACTORY	1414-4	73-A-89	
EBENEZER ROBINSON HOUSE	1414-5	74-A-31	
INDIAN STONES	1414-6	73-A-34	X
UNION CHURCH	1414-7	74-A-77	
BARNES HOUSE	1414-8	73-A-75	
GILBERT DAVIS LIBRARY	1414-9	73-A-47	
GRIST MILL GALLERY	1414-10	74-A-75	
UNIVERSALIST CHURCH	1414-11	73-A-75	
TOWN HALL	1414-12	73-A-47	
WILLIAM FELCH HOUSE	1414-13	73-A-75	
THE PORTICO	1414-14	73-A-75	
LEXINGTON FARM	1414-15	73-A-47	
PIKE HOUSE	1414-16	73-A-47	
1815 AMSDEN TAVERN	1414-17	73-A-47	
DUNN HOUSE "ROCK RILL"	1414-18	73-A-70	
JENNE FARM	1414-19	73-A-42	
DAUBENSPECK HOUSE	1414-20	73-A-63	
MARVIN ROBINSON HOUSE	1414-21	73-A-34	
GRAVATT HOUSE	1414-22	74-A-31	
PETERS HOUSE	1414-23	73-A-42	
HEMMINGWAY HOUSE	1414-24	73-A-42	
HOWE HOUSE	1414-25	73-A-42	
SYNDICATE FARM	1414-26	73-A-70	
CLIFTON HOUSE	1414-27	73-A-47	
RANDALL HOUSE	1414-28	73-A-75	