

Complete Application. All Requirements Met.

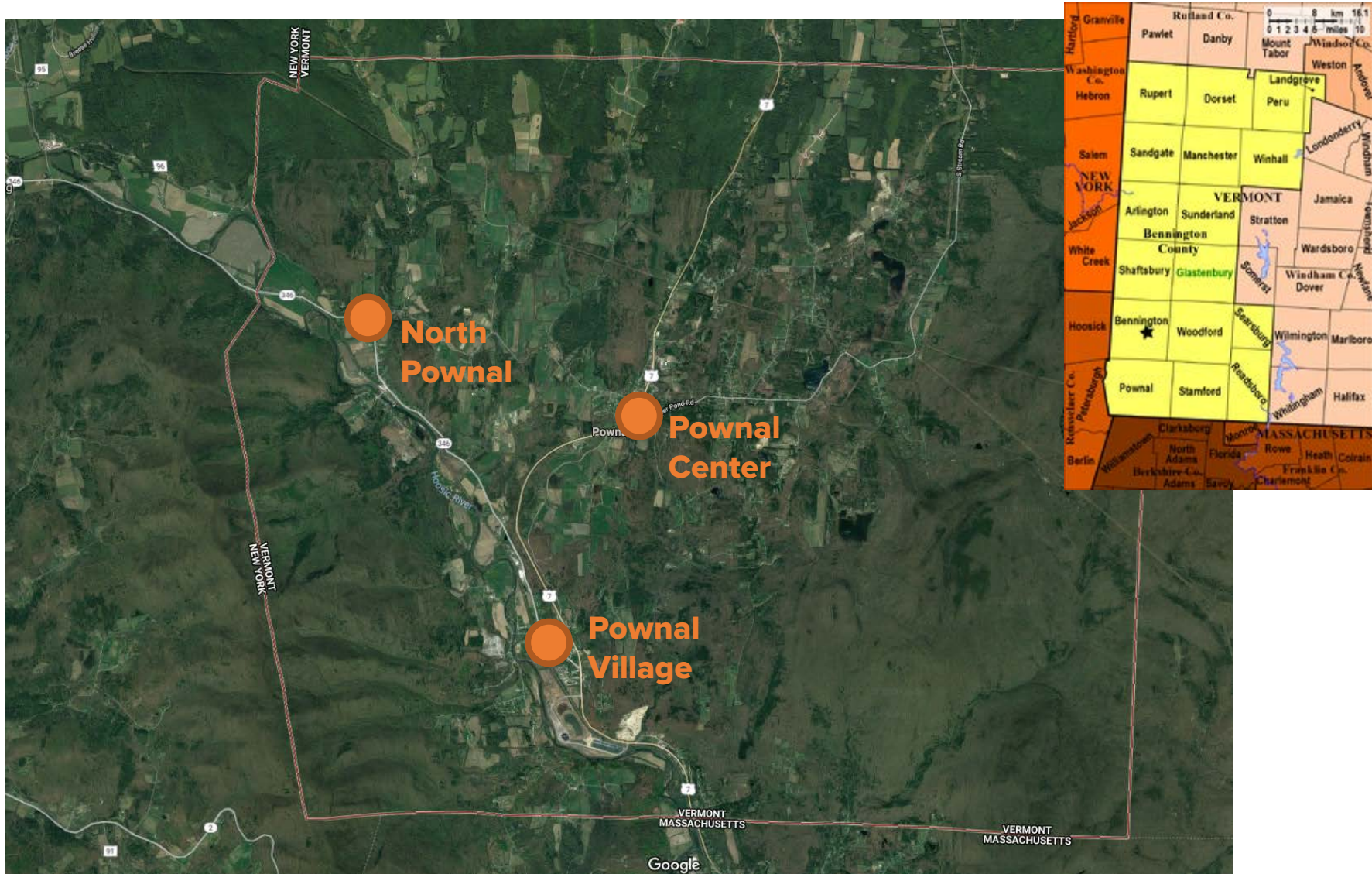
- Cover letter dated 08/30/2018
- Authorization from selectboard on 08/30/2018
- Town planning process confirmed on 07/26/2018 by BCRC
- BCRC and BCIC notified 06/21/2018
- Color photographs included
- Historic district map included
- Zoning bylaws and map included
- Boundary map included. Boundary was developed by the town in coordination with DHCD staff

Staff Recommendation

Approve application and award designation

Pownal Center

Aerial Map



Pownal Center

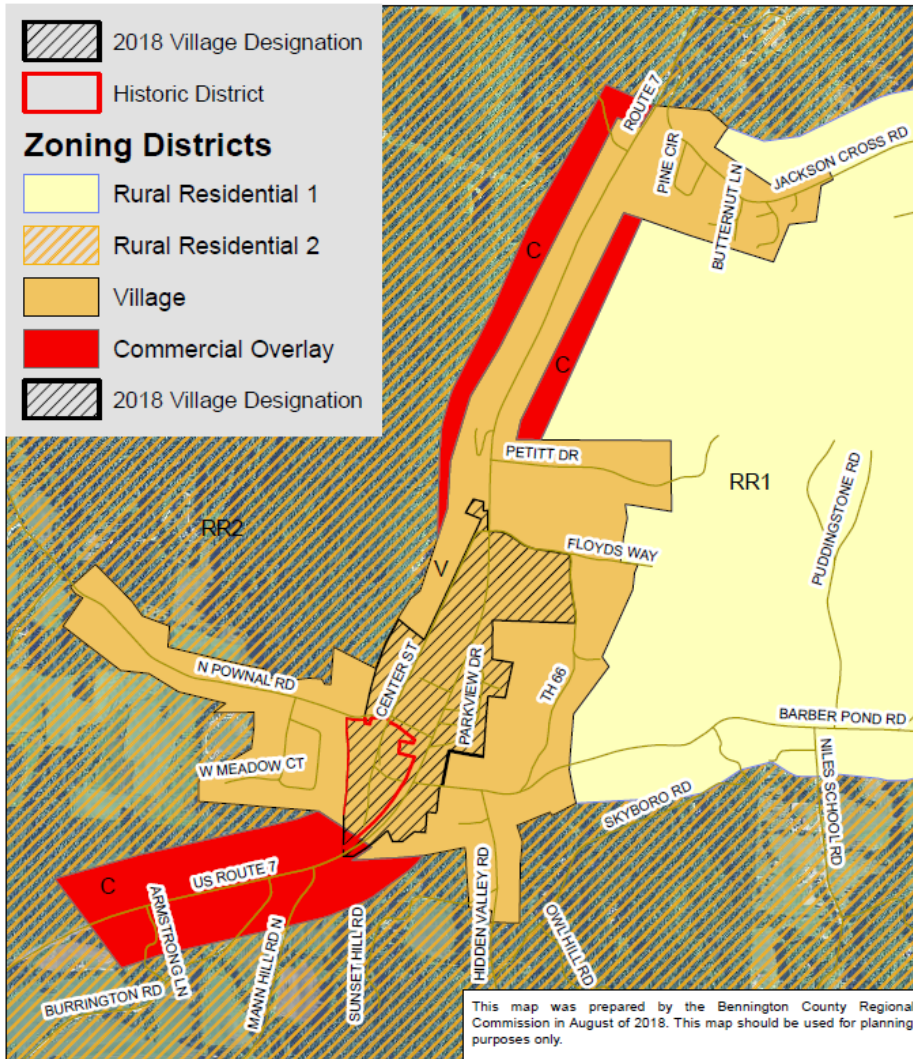
Revitalization Efforts

- Previously a designated village center from October 2006-2011
- Updated town plan to focus on village center revitalization in 2018
- Conducted the Vermont Council of Rural Development's Climate Economy Initiative community visit – 'Empower Pownal' in 2017
- Served by updated wastewater and water systems to support compact development
- Improved the broadband service throughout the town
- Renovation of the Oak Hill Children's Center to accommodate additional classrooms and community space

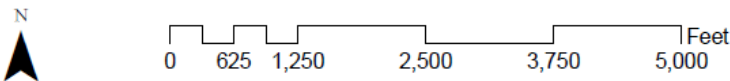
Pownal Center Village Center Designation Zoning

Pownal Center

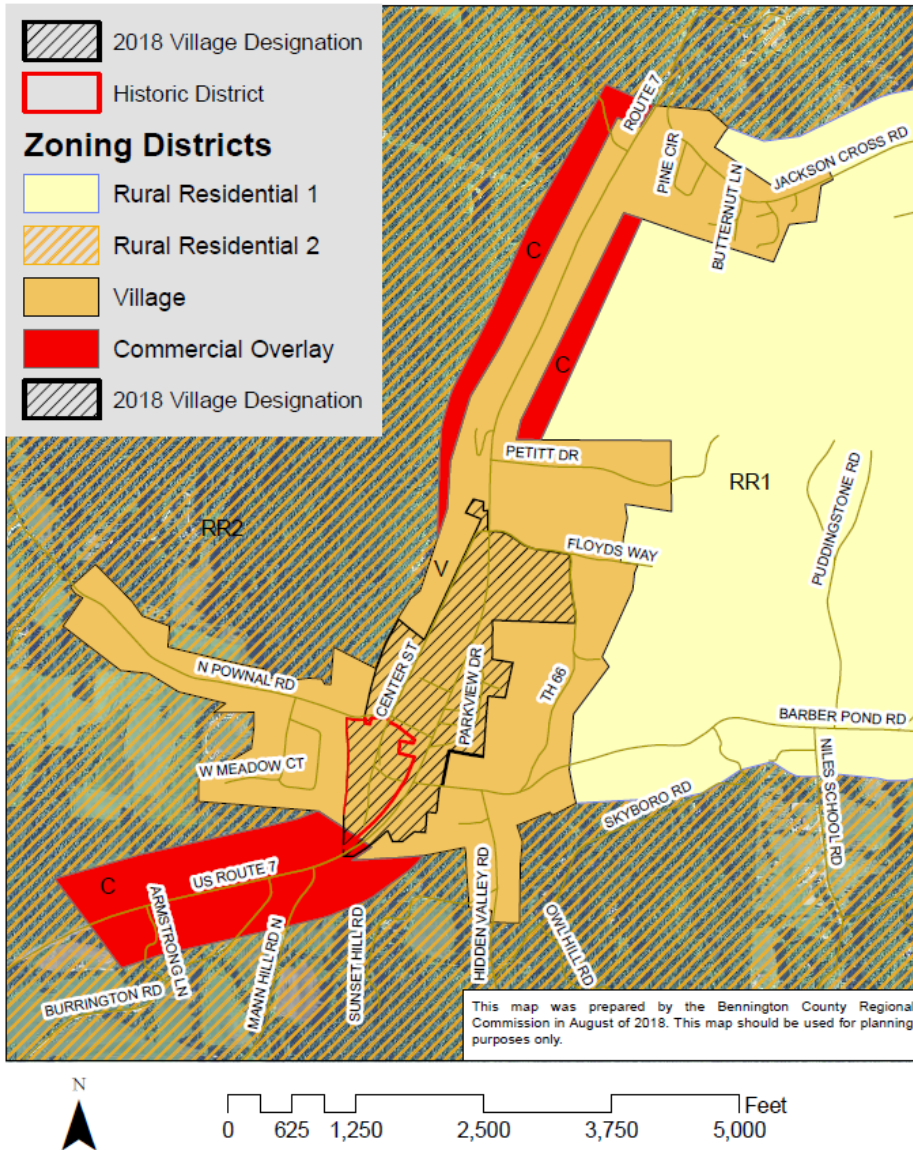
Zoning Bylaws and District Map



The designated boundary is located within the village zoning district. The purpose of the village district is to designate areas appropriate for concentrated, high-density development and to provide a mix of land uses including commercial, retail, public service, transit, and residential that are in close proximity, planned as a unified complimentary whole, and functionally integrated.



Pownal Center Village Center Designation Zoning



Pownal Center

Historic District Map

A portion of the proposed designated boundary is listed in the State Register of Historic Places.



Pownal Center

Photographs



Photograph #1: Pownal Town Hall



Photograph #3: Pownal Senior Center



Photograph #2: Center Street in Pownal Center



Photograph #4: Village Market (left side) and Circle of Life (right side).

Pownal Center

Photographs



Photograph #5: Oak Hill Children's Center



Photograph 6: Pownal Elementary

Pownal Center

Previously Designated Boundary Map
(October 2006-2011)



Pownal Center

Previously Designated
Boundary Map



Areas removed by the town from former designated boundary (residential uses)

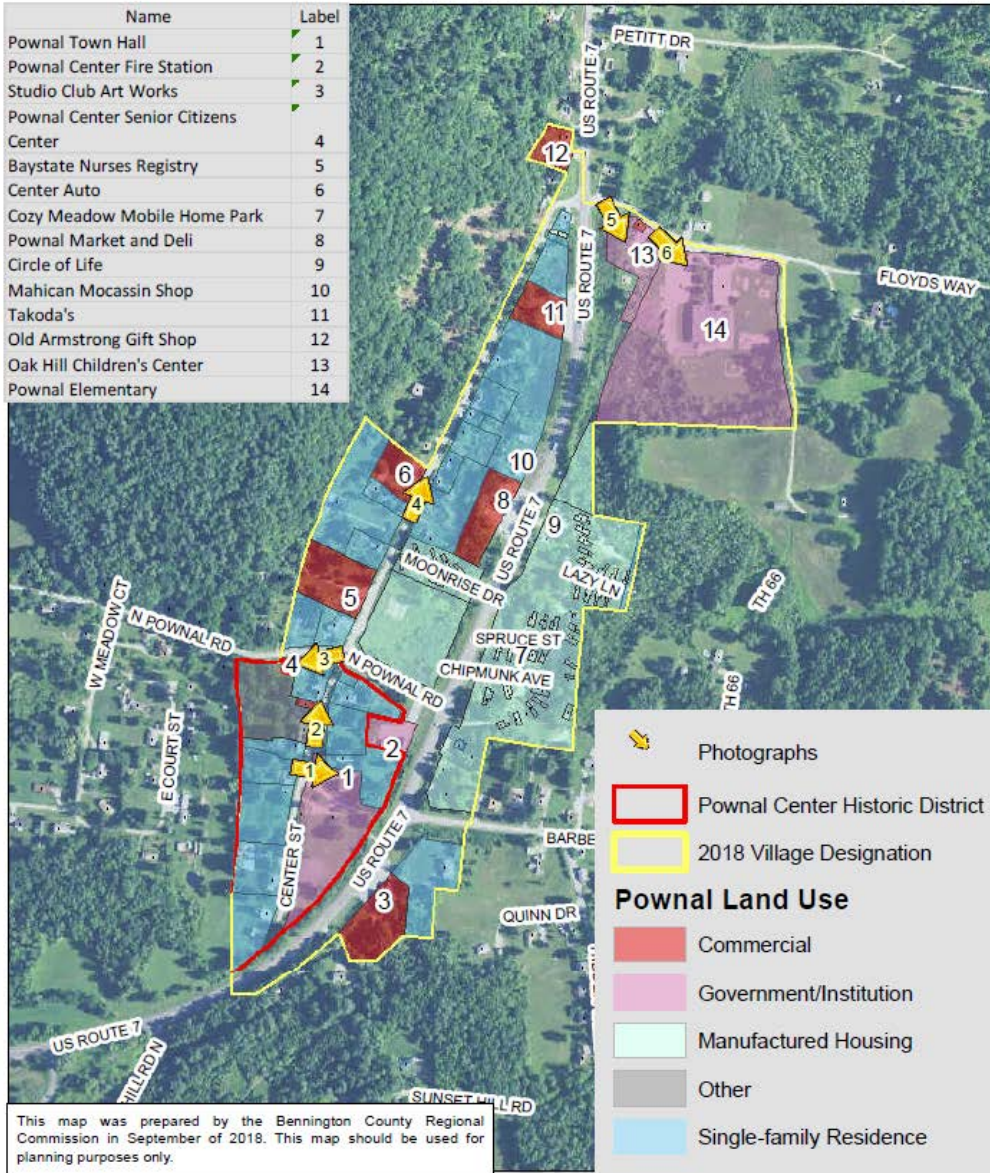


Areas added by the town from former designated boundary (commercial use)

Pownal Center Village Center Designation

Pownal Center

Proposed Boundary Map



The proposed boundary runs primarily along Route 7 and Center Street including town hall, fire station, Studio Club Art Works, senior center, Pownal Market and Deli, elementary school, Cozy Meadow Mobile Home Park, several 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.

Pownal Center

Discussion/Questions and Motion



Staff Recommendation
Approve application and award designation



TOWN OF POWNAL

PO BOX 411, POWNAL, VERMONT 05261

TOWN CLERK 802.823.7757 • SELECTMEN 802.823.0132 • FAX 802.823.0116

August 30, 2018

Richard Amore
Vermont Village Center Designation Program
Division for Community Planning and Revitalization
Department of Housing and Community Development
One National Life Building
Montpelier, Vt 05620

Dear Mr. Amore:

I am writing to submit application materials from the Town of Pownal for designation of Pownal, Pownal Center and North Pownal as village centers. I am chair of the Pownal Planning Commission. Our narrative follows and a list of documents we are submitting is at the end of this letter.

Village Center Designation narrative:

Pownal, "The Gateway to Vermont" is a rural town situated in the beautiful Hoosic River valley between the Green Mountains of Vermont, The Berkshires of Massachusetts and the Taconics of New York. Once a thriving farming community, with several industries, Pownal today is home to residents from a wide diversity of backgrounds. Many work in neighboring towns and cities such as Bennington, Williamstown, North Adams and Albany. Other Pownal residents are self-employed in the trades, farming, legal and medical professions, the arts, or are small business owners. Local businesses include retail stores, auto dealers, small engine repair shops, US Post Offices, an elementary school, a childcare center, a health center, and a materials recycling facility.

Sustainable, long-term economic development in Pownal will take advantage of regional assets such as cultural, educational, and employment opportunities in Bennington, Eastern New York, and Berkshire County, Massachusetts. Additional efforts can be made to enhance recreational opportunities and tourism; support and encourage resident-owned businesses and joining with statewide and regional marketing campaigns; promoting and supporting farming and farm-to-table enterprises; and creating a diverse and sustainable tax base that is also friendly and open to large employers and manufacturing.

Pownal currently has three distinct village zones: Pownal, North Pownal and Pownal Center. Portions of both North Pownal and Pownal Center are designated as state historic register districts. The town already provides wastewater treatment for these areas, and the fire district provides water to Pownal Village. Each village has its own fire department, churches, and local businesses. All three of these villages represent the historic centers and contain a mixture of civic buildings, commercial uses, religious institutions, educational facilities and residences. The mobile home parks in both Pownal Center and Pownal are the most densely populated areas in

town and also the most walkable. The Pownal post office serves both Pownal and Pownal Center, while North Pownal has its own post office. The Agency of Commerce and Community Development had previously recognized two of the Town's villages, North Pownal and Pownal Center as Designated Village Centers, but these designations have expired.

The Town is applying for designation of all three villages in order to increase opportunities for tax credits and grants that support business owners who invest in the village centers. From page 12-13 of the recently adopted Pownal Town Plan, "The Town fully intends to apply for designation of these villages. The Agency's State Designation Program makes villages like Pownal, Pownal Center and North Pownal eligible for a range of financial incentives and grants that support dense community development in those areas. Channeling development is critical to creating compact centers, increasing economic development activity and reducing dependence on fossil fuels."

Over the past decade, there have been a number of infrastructure improvements and revitalization activities in Pownal. These include a new Pownal Rescue Squad in Pownal Village, a wastewater treatment facility, new water and sewer lines, a hydroelectric dam at the old Tannery site in North Pownal, three-phase electrical lines throughout much of the town, improved broadband service, repair of the Dean Road bridge in North Pownal, and a new addition to the Solomon Wright public library in Pownal Village.

Current revitalization efforts in Pownal Center include the redevelopment of the upstairs at Oak Hill Children's Center to accommodate additional classrooms and community space. In North Pownal, new owners have acquired the old Powell's general store and the former Catholic church with plans for renovation. TAM Waste Management in Pownal Village plans to add solar panels to their building rooftops. Another exciting development in Pownal Village is the rehabilitation of Cherry Court, which included a service station, ice cream stand and tourist cabins. The owner of Cherry Court is working with local farmers and artisans to create a marketplace/cafe that sells Pownal products and utilizes the green space for community events. Village Center designations can also further some long-term goals of the new Pownal town plan, such as improving infrastructure for pedestrians and bicyclists, reviving historic town centers, expanding the Pownal town office, and creating a "Welcome to Pownal" informational kiosk.

Thank you for your consideration. We would be happy to meet to discuss any aspects of our application.

Sincerely,



Michael Slattery,
Pownal Planning Commission Chairman,
Email: slattery05260@yahoo.com
Phone: 802-236-0662

List of Documents:

Maps:

North Pownal Village Designation
North Pownal Village Designation Zoning
Pownal Center Village Designation
Pownal Center Village Designation Zoning
Pownal Village Designation
Pownal Village Designation Zoning

Photographs:

Pownal Center Photographs
Pownal Photographs
North Pownal Photographs

Required Letters:

Letter dated June 21, 2018 to Bill Colvin, Director, Bennington County Industrial Corporation notifying him of intent to apply for village designation

Letter dated June 21, 2018 to Jim Sullivan, Director, Bennington County Regional Commission notifying him of intent to apply for village designation

Letter dated August 6, 2018 from Jim Sullivan, Director, Bennington County Regional Commission confirming the town planning process

Required Resolutions and Other Materials:

Resolution of the Pownal Select Board, adopted August 30, 2018, resolving to apply for village designation for Pownal, North Pownal and Pownal Center

Zoning Bylaw Section on Village Zoning in Pownal



A Resolution to Apply for Village Center Designation for Pownal

August 30, 2018

WHEREAS, the Pownal Planning Commission has reviewed materials and the proposed maps for the designation of Pownal, North Pownal and Pownal Center as Village Centers through the Vermont Downtown Program of the Department of Housing and Community Development; and

WHEREAS, on August 30, 2018, the Pownal Select Board reviewed the maps provided by the Planning Commission and voted to accept the proposed boundaries; and

WHEREAS, at the Select Board meeting of August 30, 2018 which was duly warned, the Pownal Select Board reviewed and discussed the application materials for designation of Pownal, North Pownal and Pownal Center as village centers, and considered public comment;

NOW, THEREFORE BE IT RESOLVED that the Pownal Select Board hereby resolves to apply for the designation of Pownal, North Pownal and Pownal Center as Village Centers.

Nelson Brownell, Select Board Chair

Jason Olansky, Select Board Vice Chair

Ronald Bisson, Select Board

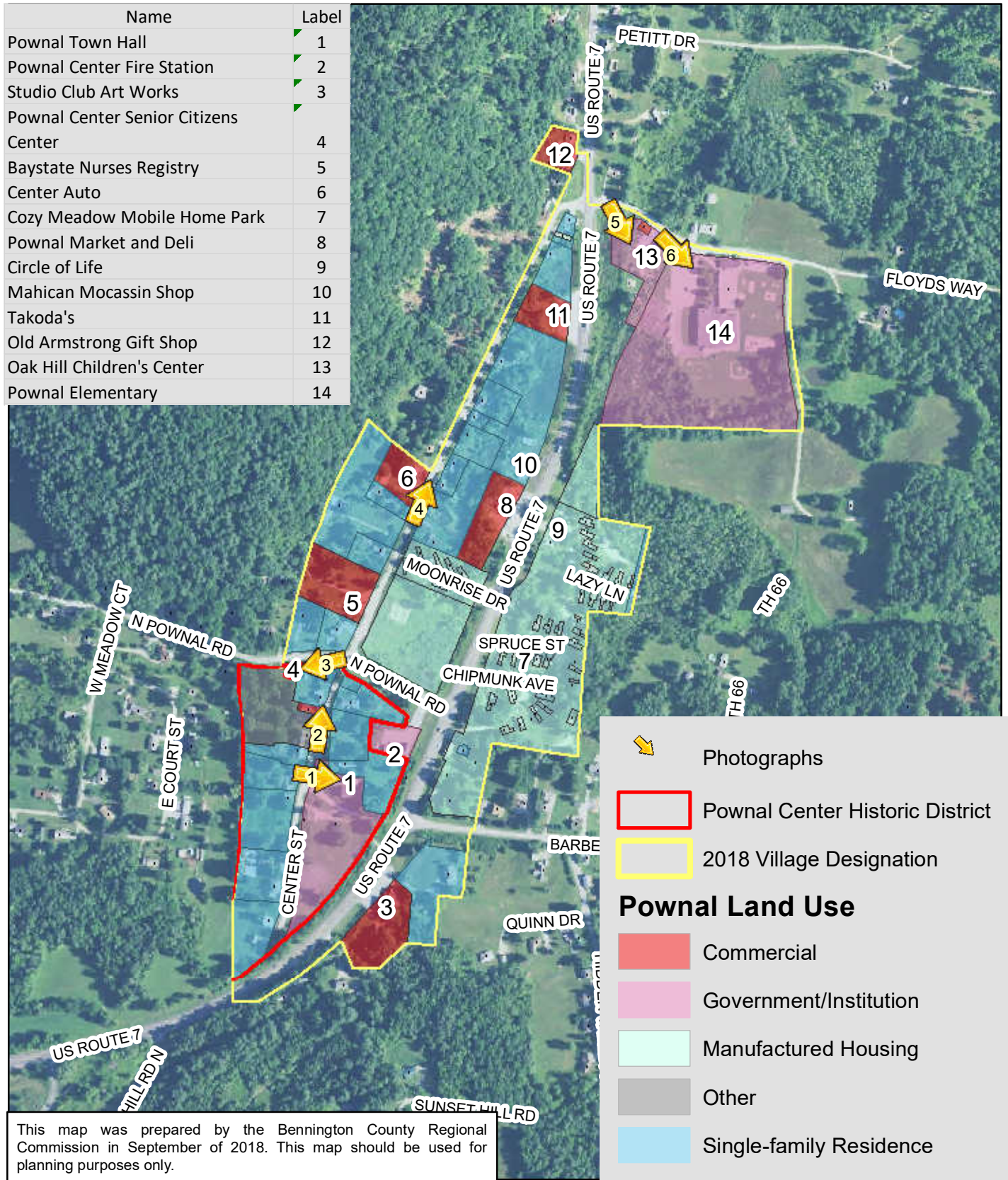
Jen Dewar, Select Board

Bob Jarvis, Select Board

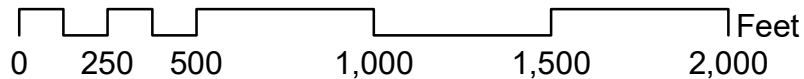
Attest, Town of Pownal Town Clerk

Pownal Center Village Center Designation

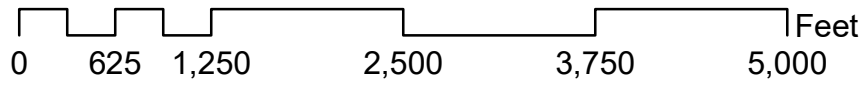
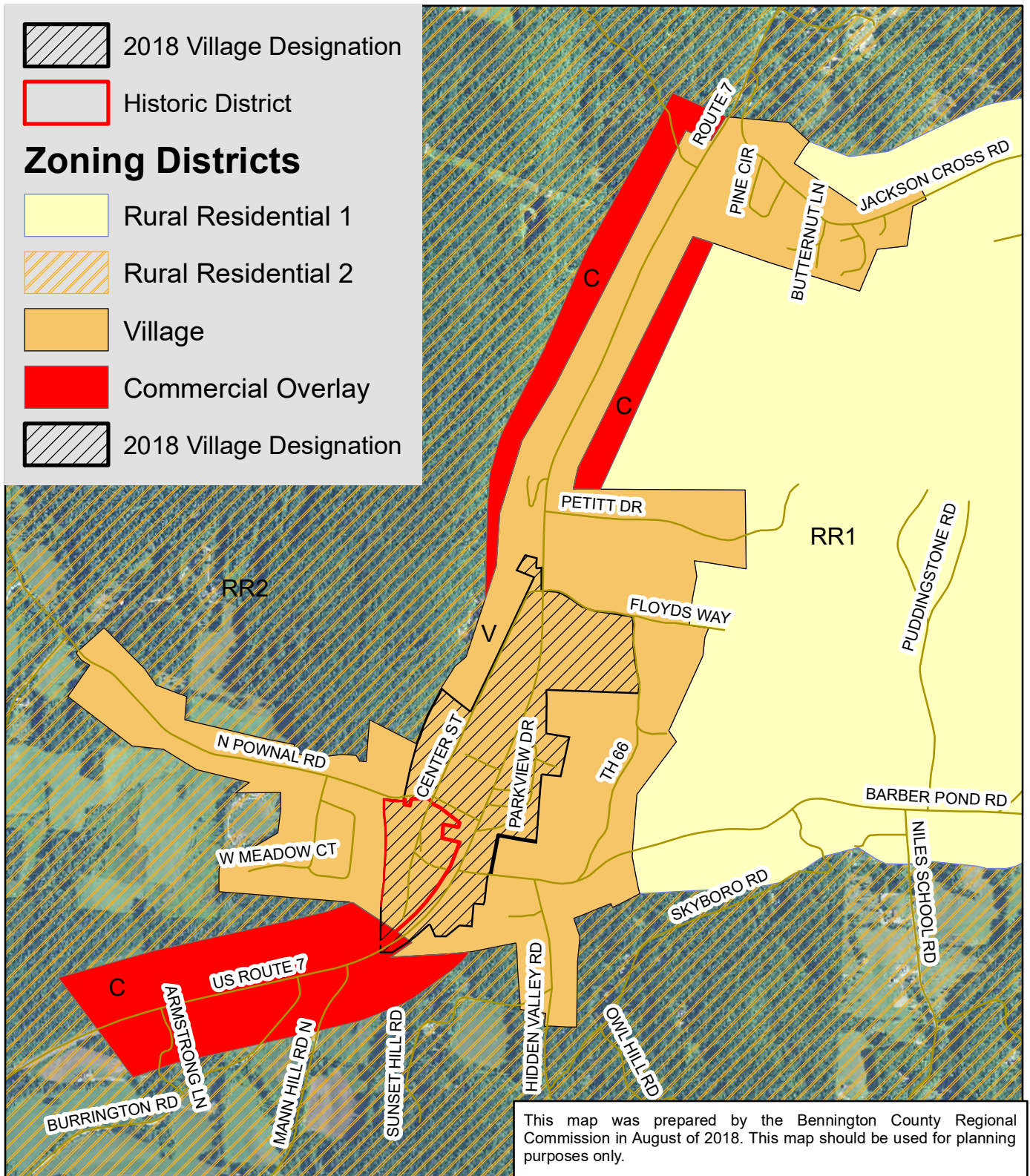
Name	Label
Pownal Town Hall	1
Pownal Center Fire Station	2
Studio Club Art Works	3
Pownal Center Senior Citizens Center	4
Baystate Nurses Registry	5
Center Auto	6
Cozy Meadow Mobile Home Park	7
Pownal Market and Deli	8
Circle of Life	9
Mahican Mocassin Shop	10
Takoda's	11
Old Armstrong Gift Shop	12
Oak Hill Children's Center	13
Pownal Elementary	14



This map was prepared by the Bennington County Regional Commission in September of 2018. This map should be used for planning purposes only.



Pownal Center Village Center Designation Zoning



Pownal Center Photographs



Photograph #1: Pownal Town Hall



Photograph #2. Center Street in Pownal Center

Pownal Center Photographs



Photograph #3. Pownal Senior Center



Photograph #4. Village Market (left side) and Circle of Life (right side).

Pownal Center Photographs



Photograph #5: Oak Hill Children's Center



Photograph 6: Pownal Elementary



111 South Street, Suite 203, Bennington, VT 05201 (802) 442-0713 (802) 442-0439 fax

August 6, 2018

Michael Slattery, Chair
Pownal Planning Commission
Pownal Town Hall
PO Box 411
Pownal, VT 05261

Dear Michael:

On July 26, 2018, following a public hearing, the Bennington County Regional Commission approved the town plan and confirmed the planning process for the Town of Pownal in conformance with 24 V.S.A. § 4350. The Commission appreciates all of the hard work by the Pownal Planning Commission and the Select Board to prepare and adopt the new plan.

The Commission also fully supports the application of the Town for Village Center Designations. As stated in the plan:

“Village centers and the areas immediately surrounding them are suitable locations for relatively dense development. New development in these areas reinforces historical settlement patterns, is economically efficient, and reduces the amount of scattered growth that can lead to undesirable levels of sprawl in the countryside.”

Source: Bennington County Regional Plan adopted March 19, 2015.

We will be happy to continue to support your application and your work in implementing your new town plan.

Sincerely,

Jim Sullivan,
Director

Bennington County Regional Commission



TOWN OF POWNAL PO BOX 411, POWNAL, VERMONT 05261
TOWN CLERK 802.823.7757 • SELECTMEN 802.823.0132 • FAX 802.823.0116

Town of
Pownal, Vermont

June 21, 2018

Bill Colvin, Director
Bennington County Industrial Corporation
111 South Street, Suite 203
Bennington, VT 05201

Dear Mr. Colvin:

Please accept this letter as notification that the Town of Pownal is applying for Village Center Designation for Pownal, Pownal Center and North Pownal.

Thank you for your support.

Sincerely,



Nelson Brownell,
Selectboard Chair



TOWN OF POWNAL PO BOX 411, POWNAL, VERMONT 05261
TOWN CLERK 802.823.7757 • SELECTMEN 802.823.0132 • FAX 802.823.0116

Town of
Pownal, Vermont

June 21, 2018

Jim Sullivan, Director
Bennington County Regional Commission
111 South Street, Suite 203
Bennington, VT 05201

Dear Mr. Sullivan,

Please accept this letter as notification that the Town of Pownal is applying for Village Center Designation for Pownal, Pownal Center and North Pownal.

Thank you for your support.

Sincerely,



Nelson Brownell,
Chair, Selectboard

Town of Pownal

Zoning Bylaws

Adopted February 11, 2008
Amended November 10, 2011



Town of Pownal

Subdivision Regulations

Adopted January 24, 2011

- disabled as defined in subdivision 251(2) of Title 18 or is at least 55 years of age;
- b. floor space shall not exceed 30 percent of the floor space of the existing living area of the single family residence or 400 square feet, whichever is greater; and
- c. the primary single family residence is owner occupied.

5.2.5.2. Uses accessory to a conditional use, permitted only when applied for and granted as part of the conditional use.

5.3. Village District (V)

5.3.1. Purpose

The purpose of the Village District is to designate areas appropriate for concentrated, high-density development and to provide a mix of land uses including commercial, retail, public service, transit, and residential that are in close proximity, planned as a unified complimentary whole, and functionally integrated. The three areas designated by this district - Pownal, Pownal Center, and North Pownal - are considered to be the Town's "growth centers" due to their existing or planned, centralized infrastructure that is capable of supporting future growth in the area. This district is also intended to: (a) provide a pedestrian-oriented circulation network that minimizes vehicular traffic, (b) encourage the traditional town center pattern of appropriately scaled buildings facing onto a well-defined and active public street, and (c) promote innovative site planning to maximize uses, shared parking, public open space and pedestrian amenities which create an aesthetically pleasing and socially active community center. To insure a high standard when evaluating conditional uses, both general and specific standards are provided so that each development proposal can be evaluated on its individual merits. This approach will not only provide adequate protection, but reasonable flexibility in the use of the land.

5.3.2. Uses Not Requiring a Permit

5.3.2.1. The repair or replacement of one small accessory building of 144-square feet or less which meets the required setbacks

5.3.2.2. Antennas and towers under 50' in height used for private, HAM radio, residential radio and/or television uses, meeting required setbacks and not used for commercial purposes

5.3.2.3. Repair and maintenance of one's property or driveways

5.3.2.4. Walkways or handrails to assist the handicapped

5.3.2.5. Swing sets, jungle gyms and other similar children's play items, not connected with commercial property, which do not exceed 50 square feet.

5.3.2.6. Garbage dumpster that meets the required setbacks

5.3.2.7. Home occupations that are clearly an incidental non-residential use of a dwelling provided such use does not alter the essentially residential character of the building, lot or neighborhood, and if all of the following conditions are met:

- a. The use is conducted entirely within not more than 30% of the dwelling
- b. Only residents of the household are employees
- c. There are no changes in the external appearance of the building
- d. The use does not involve a sign
- e. There is no external display of merchandise
- f. Noise is not created which is audible on neighboring properties

5.3.3. Permitted Uses Requiring a Permit

In addition to uses identified in Section VII figures 7-1 and 7-2, the following uses with specific conditions are permitted; but an application and permit are required:

5.3.3.1. Retail business or consumer service establishment, including but not limited to food store, barber or beauty shop, antique or gift shop, auto filling station, appliance repair shop, eating establishment, bank or other office use, subject to the following conditions:

- a. A shop or store shall not exceed 20,000 square feet of gross floor area. A shop or store that exceeds 20,000 square feet may be permitted subject to the following conditions: (i) a maximum of 8 lots (at a maximum of 10,000 square feet each) may be consolidated for the purpose of constructing a single building, up to a maximum lot size of 80,000 square feet, (ii) the shop or store occupies at least two (2) stories in a building, and (iii) at least 40% of the shop or store's gross floor area is contained on the second floor.
- b. For any inhabitable building connected to neither public water or sewer system, the minimum lot area shall not be less than specified in Section VII figure 7.2 per unit unless a DRB variance is granted.
- c. All interior/exterior vehicle storage areas (i.e. garages, driveways, vehicle use areas, etc.) shall be located and accessed from the rear of the building(s) and/or lot(s) when possible.
- d. No commercial building or structure shall be located within 25' feet of any dwelling on adjacent property.
- e. No driveway providing access to or from a public way for such use shall be located within 5 feet of any dwelling on adjacent property.
- f. The display, storage and sales of products and merchandise are conducted within a building. However, the sale of trailers, campers, automobiles, or other devices/equipment of substantial size are permitted for outside sale provided they are not located within 25' feet of a public right-of-way or within 30' feet any lot line.

- g. Fast Food restaurants are permitted that serve walk-in and sit-down customers. No drive-through attached services for a fast food restaurant establishment is allowed without a conditional use permit.
- h. The minimum parking requirements of subsection 8.2 of this Bylaw must be met.

5.3.3.2. Multi-family dwelling, subject to the following conditions:

- a. A building shall not contain more than the number of units per acre specified in a zone within the matrix. However, with a transfer of densities, as permitted under subsection 3.9 of this Bylaw, a building may contain up to 8 units per acre.
- b. For any inhabitable building connected to neither public water or sewer system, the minimum lot area shall not be less than .75 acres or 30,000 square feet per dwelling unit.
- c. No building, structure or developed area shall be less than 10 feet from any property line.
- d. No building or structure shall exceed two stories or 40 feet in height.
- e. The minimum parking requirements of subsection 8.2 of this Bylaw must be met.
- f. A building attached to public water and sewer may contain up to 8 units per 1 acre, 6 units per $\frac{3}{4}$ acre, 4 units per $\frac{1}{2}$ acre when all units are contained in a single building and codes meet state and federal guidelines

5.3.3.3. Home occupations are permitted and require a zoning permit if any of the standards in 5.2.2.7 (a-f) are not met. All of the following conditions must be met:

- a. The use must be conducted entirely within not more than 30% of the dwelling, or accessory building.
- b. There is no more than one non-residential employee.
- c. There is no sign above the size of four square feet displayed.
- d. All merchandise sold must be a product of the owners' and/or employee's labor.
- e. Equipment and materials may be stored on the premises if they are screened from the adjoining properties by natural or artificial materials or kept in an accessory building.
- f. Display of finished merchandise is limited to the interior of the building and/or 200 contiguous square feet of the property.
- g. There is no noise, dust, smoke, odor, heat, light, glare or traffic produced which is not consistent with the area and the use does not change the residential character thereof.

5.3.4. Conditional Uses

5.3.4.1. A hotel, motel, inn or lodge subject to the following:

- a. Buildings may only be located within the Sewer Service Areas and must be connected to public sewer
- b. If public water is available it must also be connected to this service. If public water is not available, evidence of adequate water supply must be supplied
- c. Minimum lot size shall be no less than that specified in Section VII figure 7.2 for each unit with a minimum frontage of 80 feet, but in no case shall the lot be greater than 2 acres.
- d. No building, structure, or developed area shall be less than 50 feet from any street line or lot line of a residential use nor less than 25 feet from any street line or lot line of any non-residential use.
- e. In addition to providing sleeping accommodations, the hotel/motel may provide one or more of the following ancillary uses: restaurant, cocktail lounge, meeting or banquet space, or convention facility.
- f. The minimum parking requirements of subsection 8.2 of this Bylaw must be met.

5.3.4.2. Rooming houses and tourist homes for not more than six roomers or tourists. Such house or home shall not contain more than one kitchen facility. No sign connected therewith shall exceed four square feet.

5.3.4.3. A state licensed or registered community care home or group home, serving not more than six persons who are developmentally disabled or physically handicapped, shall be considered by right to constitute a permitted single-family residential use of the property, except that no such home shall be considered if it is located within 1,000 feet of another such home. Community care homes shall not be used for the care of the insane, or for the treatment of contagious diseases. No sign connected therewith shall exceed four square feet or be lighted after 12 midnight.

5.3.4.4. A state registered or licensed day care facility serving six or fewer children shall be considered by right to constitute a permitted single-family residential use of the property.

5.3.5. Accessory Uses

5.3.5.1. Accessory uses customarily incidental to a permitted use on the same lot, including buildings used for permitted home occupations. Accessory dwelling units constructed within or attached to a primary single family residence, shall satisfy the following requirements:

- a. occupancy is restricted to not more than two persons, one of whom is related by blood or marriage to the owner of the single family residence, is disabled as defined in subdivision 251(2) of Title 18 or is at least 55 years of age;

- b. floor space shall not exceed 30 percent of the floor space of the existing living area of the single family residence or 400 square feet, whichever is greater; and
- c. the primary single family residence is owner occupied.

5.3.5.2. Uses accessory to a conditional use, permitted only when applied for and granted as part of the conditional use.

5.4. Commercial District (C)

5.4.1. Purpose

The purpose of the Commercial District is to provide designated areas for economically beneficial Commercial development consistent with the Town Plan, and to foster employment opportunities.

5.4.2. Location

The location and perimeter of the Commercial District is designated on the Zoning and Planning Map. In areas where the Commercial zone overlays other districts the regulations which are the most stringent apply.

5.4.3. Permitted Uses Requiring a Permit

In addition to uses identified in Section VII figures 7-1 and 7-2, the following uses with specific conditions are permitted:

5.4.3.1. Public and semipublic uses as enumerated in subsection 3.13 of this Bylaw

5.4.3.2. Retail stores or salesrooms and food services establishments, small office space complexes

5.4.3.3. The grouping of more than one into an existing lot provided the overall minimum dimensional and density standards in figure 7-2 are met for each principal use/building.

5.4.3.4. Accessory structures and uses customarily incidental to the permitted uses.

5.4.4. Performance Standards and Site Plan Approval

No zoning permit shall be issued for any use or development in the Industrial District until it is demonstrated to the satisfaction of the DRB that the use or development will satisfy each of the standards of subsection 8.8 Performance Standards, subsection 4.2.3. Site Plan Approval, section 6.1 Flood Hazard Overlay District, and all other applicable provisions of this Bylaw.

5.5. Industrial Districts (I)

5.5.1. Purpose