

**Meeting of the Waterbury Select Board**  
**Monday, June 19, 2023**  
**Steele Community Room, 28 North Main Street**

**Attendees:** K. Sweeney, A. Johnson, R. Clapp, T. Leitz Manager, K. Petrovic, Clerk

**Public Attendees:** G. Peters, D. McKibben, Waterbury Rotary; S. Whitney, S. Lotspeich, Tree Committee; D. Gleason

**Attending by Zoom:** ORCA Media, D. Kehlmann, M. Bard, Select Board; M. LoSchiavo, N. Hultstrom, J. Brown, R. Adler, "Karen", K. Haviland, Downstreet Housing

The meeting was called to order by R. Clapp at 7:00pm

**Approve Agenda:** K. Sweeney made a motion to approve the agenda. A. Johnson seconded the motion, a vote was held and passed unanimously.

**Consent Agenda:** K. Sweeney made motion to approve the consent agenda. A. Johnson seconded the motion, a vote was held and passed unanimously.

**Public:** R. Clapp opened the public section of the meeting by acknowledging today is Juneteenth. Secondly recognized the volunteers from Downstreet Housing that came into Waterbury to assist with Recreation projects. Lastly R. Clapp recognized contributions to Waterbury made by S. Lotspeich over the years.

**Tree Committee Appointment – Nita Hultstrom & Zinn Wolfe:** E. Fuller and S. Lotspeich have resigned from Tree Committee and left two unexpired seats in their absence.

N. Hultstrom spoke of her interest and background relating to an opportunity to be appointed to one of the vacant seats on the Committee.

**D. Kehlmann made a motion to appoint N. Hultstrom to the two-year term ending 2025 and Z. Wolfe for the one-year term ending 2024 on the Tree Committee. A. Johnson seconded the motion. A vote was held and passed unanimously.**

**CVRPC & Transportation Committee Appointments:** S. Lotspeich spoke to the appointments, responsibilities and what it means to be the alternate. All are one-year positions that expire each year on July 1<sup>st</sup>.

D. Gleason feels he is best suited for the Regional Planning Commission but was not aware of the Transportation position until this evening. **A. Johnson moved to appoint D. Gleason as the Waterbury representative to the CVRPC beginning July 1, 2023. K. Sweeney seconded. A vote was held and passed unanimously.**

**\*Tree Care Ordinance:** S. Whitney and S. Lotspeich briefed the Board on the development of the Tree Care Ordinance. Common goal was to unify the language between communities in Vermont. Vermont Urban and Community Forestry Program uses the language "Tree Board" opposed to Tree Committee. The Tree Committee does not have a lot of statutory authority,

that falls on the Tree Warden. Discussion followed regarding how this Ordinance may be affected by other Town Ordinances such as Zoning ie: how does a property owner on Main Street know of the tree they want to plant is in the ROW. There is a typo on page 3; Penalties for such... "may be fined". (this has been updated on published DRAFT). Suggestion to have Select Board review the Ordinance and come back to the Tree Committee with comments and warn the Ordinance for public comment. **A. Johnson** thanked everyone for their hard work on the Tree Care Ordinance and **moved to add the Tree Care Ordinance to the July 17<sup>th</sup> meeting. Advise the public and relevant Boards and Committees to notify T. Leitz with any comments in advance of the 7/17/2023 meeting. K. Sweeney seconded the motion. A vote was held and passed 3-2 with D. Kehlmann & M. Bard abstaining because they were not able to hear most of the conversation.**

**Planning Director & Acting Zoning Administrator appointment:** The Planning Commission has made a recommendation of a candidate to fill the Planning Director vacancy position. Previously there was a Director of Planning & Zoning and a Zoning Administrator, both had the authority to issue zoning permits. This authority is retained however the new Planning Director will not have oversight of the Zoning Administrator; this individual will report directly to the Town Manager once hired. The Planning Director will be the Acting Zoning Administrator when/if the ZA is not able to issue permits such as illness or vacation. **A. Johnson made a motion to appoint Neal Leitner as the Planning Director and acting Zoning Administrator concurrent with the Planning Commission's recommendation. K. Sweeney seconded. A vote was held and passed unanimously.**

R. Adler joined the meeting via Zoom – the Board Revisited the agenda item to appoint an individual to the CVRPC Board. R. Adler declined the options available as Alternate CVRPC rep and Transportation Committee member.

**\*Entertainment Ordinance:** T. Leitz and D. Kehlmann met previously and reviewed many of the Ordinances. Most of the language in this Ordinance is embedded in State Law. A parade is not a show as defined by the State. Pages 2 & 3 approval conditions – the option to add an approval condition that the Entertainment Ordinance follow the Parade Policy. There are minor adjustments but this Ordinance is consistent with the law. T. Leitz with the assistance of Chief G. Dillon has drafted a Parade Policy for the Boards consideration. R. Clapp would like to see a "parade" defined with a Street Closure. Proposal to create a Parade Policy and Permit opposed to altering the Entertainment Permit. Will the Rotary need to apply for a permit to organize NQID? This is a Town event that happens to be organized by the Rotary. T. Leitz suggested an MOU. Rotary member D. McKibben would prefer a permit opposed to an MOU to streamline the process.

**\*Recreation Facilities Ordinance:** This Ordinance is not about use but behavior at the parks. Page 1 section G referred to a public indecency ordinance which staff cannot locate at this time. Camping is an unpermitted use at our park facilities. K. Sweeney feels Section 3 should be reviewed.

**\*\*Recreation Department Parks Facilities Policy:** This policy exists on the Recreation website; document was created in 2019 T. Leitz was not able to find a reference of this policy in the Select Board or Recreation Committee meeting minutes. Suggestion at this time would be to correct the misspelled word, have the Recreation Committee review it and propose adoption of this policy by the Select Board.

**\*Fields and Facilities Reservation Policies:** This policy has been adopted and is far less detailed than the unadopted policy above. T. Leitz believes these two policies should be reviewed and mingled to make one. Board consensus is to have the Recreation Committee review both policies and make a recommendation.

Board would like to see a Special Events Policy that umbrellas “Vendor” – “Parade” – “Entertainment.”

Agenda items moved to accommodate K. Haviland

**Resolution to Apply for Sales Tax Reallocation for 51 South Main Street:** This is a grant application for Downstreet to receive a tax benefit for sales tax paid on the project at 51 South Main Street. The sales tax paid on the first \$100,000 spent will stay with the State of Vermont. The remaining sales tax will be returned to be applied to project costs. A. Johnson stated this option is available to Downstreet due to the Downtown Designation. **A. Johnson moved to approve the 2023 Sales Tax Reallocation Application on behalf of Downstreet Housing. K. Sweeney seconded the motion, a vote was held and passed unanimously.**

**2024 ARPA spending processes – review survey results:** K. Sweeney found an auction of restaurant equipment which he shared with R. Clapp as well as the Senior Center and considers this a possible way to upgrade equipment while realizing cost savings. M. Bard suggests perhaps the Select Board consider an “up to” amount to give the Senior Center to be used at an equipment auction. M. Bard was able to give insight about the Alley project specific to the cost of the benches as mentioned in the previous meeting. 2024 construction of the alleyway is anticipated but they are only at 50% funds raised and cannot move forward until they raise the remaining 50% of the needed money. Discussion followed regarding in-kind donation of labor to prep the alleyway opposed to a cash contribution to the project. T. Leitz was asked to investigate this option and see what the Highway Department can contribute. M. Bard warned it is private property so he has concerns about the Town providing staff time to this project. T. Leitz stated there is an MOU which provides for public access. A. Johnson wonders if the Board has an interest in creating an application process for organizations to apply for ARPA funding and if so, what is the timeline for such an outreach. K. Sweeney previously asked about the Town’s debt ceiling for ARPA funding allocations. T. Leitz could prepare a resolution for spending ARPA funds and gain time for community outreach. T. Leitz mentioned several other worthy causes such as the Waterbury Pool, Arts in the community and handicap accessibility upgrades in the parks. There is approximately \$300,000 plus the possibility of \$200,000 from reappraisal money. The only outstanding commitment is to the Senior Center in the amount of \$60,000. Leaving roughly \$440,000 in available ARPA funds.

**Next Meeting Agenda – July 17, 2023:** Agenda needs to have Tree Ordinance added and Recreation & Infrastructure costs re: ARPA funds investment placed in the Parking Lot. SE Group will take up a considerable amount of time with public comment anticipated. Move the Auditor Presentation to August 7, 2023. Place Capital Improvement Fund in the parking lot. Add Deputy Tree Warden to the parking lot. Add Zoning Compliance and Occupancy Permits to the parking lot.

**Adjourn:** K. Sweeney made a motion to adjourn. A. Johnson seconded the motion, a vote was held and passed unanimously at 9:48pm

**\*Ordinances can be found on the Town of Waterbury website**

<https://www.waterburyvt.com/ordinances>

**\*\*Recreation Department Parks Facilities Policy**

[https://waterburyvt.myrec.com/forms/5957 town of waterbury parks policy.pdf](https://waterburyvt.myrec.com/forms/5957_town_of_waterbury_parks_policy.pdf)

## Karen Petrovic

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**From:** Jane Brown <janecbrown@gmail.com>  
**Sent:** Tuesday, June 13, 2023 3:18 PM  
**To:** Steve Lotspeich  
**Cc:** Karen Petrovic; Thomas Leitz  
**Subject:** Re: Tree Committee

Hi Karen, I think Steve's solution is a good one especially if he is willing to stick with the Tree Committee for a few more meetings as a non member. It's awkward that I have been away at this busy time of year. I also need to resolve my laptop software problems to be able to send agendas and minutes in Word.

I haven't met Zinn but he sounds very qualified Having someone in the tree care business in our group will be very helpful.

I have known Nita for many years from the local Garden Club. She is interested in making things grow. She is a keen observer of nature and has a lot of knowledge about birds and trees. She is detail oriented and will add a lot to the group.

If I think it's possible to attend the Monday meeting on- line I will do so. It depends on travel plans.

Thank you  
Jane B.

Sent from my iPhone

On Jun 13, 2023, at 8:40 AM, Steve Lotspeich <loppy1952@yahoo.com> wrote:

Hi Karen,

I have a solution to this issue. Judy and I met with my brother and sister yesterday in Massachusetts and worked out a deal to purchase the farm in Greensboro that we all own. It was up in the air until yesterday. This means that we will be putting our house here on the market in about three weeks and if everything works out as planned, we will buy the farm from them this summer and move to Greensboro. So I will resign from the Tree Committee and that will open up a second seat on the committee and the Select Board can appoint both Nita and Zinn to the committee. I will stay active with the committee as needed to make sure that our current tree planting projects are completed and maintained.

If you or Tom have any questions please let me know.

Thanks!

Steve

On Monday, June 12, 2023 at 08:08:39 AM EDT, Karen Petrovic <karen@waterburyvt.com> wrote:

Jane and Steve,

I have letters from Zinn Wolfe AND Nita Hultstrom expressing interest in the vacant seat on the Tree Committee.

I have this on the agenda for Monday June 19<sup>th</sup>. I encourage you to send the Select Board a note expressing how you would like to accommodate both (perhaps one is an alternative) and which individual the board recommends to the vacant seat.

Thanks Karen

**From:** Nita  
**To:** Karen Petrovic  
**Subject:** Waterbury Tree Committee  
**Date:** Sunday, June 4, 2023 9:12:26 PM

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Hi Karen,

I attended the May Tree Committee meeting and am very interested in becoming a member. I've known both Jane Brown and Marge Gulyas for many years as fellow members of the ARRTI Garden Club. I'm also working with Mary Spencer and her garden team on the library gardens this year. My education is in Plant Science and Landscape Design, and I've been the Business Manager of Cushman Design Group in Stowe for 25 years. I'm very committed to the Waterbury community and would love to help the tree committee accomplish their goals. Marge suggested that I send you an email to learn if there is a current opening on the committee and if so, to find out about next steps.

Many thanks,

Nita Hultstrom  
671 Kneeland Flts  
Waterbury  
802-272-3397

**From:** [Zinn Wolfe](#)  
**To:** [Karen Petrovic](#)  
**Subject:** Re: Tree Committee  
**Date:** Saturday, June 10, 2023 3:51:57 PM

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I would be interested in leaving the Conservation committee and joining the tree committee,  
Thanks

On Mon, Jun 5, 2023 at 12:09 PM Karen Petrovic <[karen@waterburyvt.com](mailto:karen@waterburyvt.com)> wrote:

Hi Zinn,

I have not received a response to my May 1<sup>st</sup> email to you to gauge your interest in being appointed to a vacant seat on the Tree Committee?

The Town of Waterbury has received an email from an individual interested in being appointed to the vacancy. I would like to offer you the same opportunity for consideration if you're interested.

Please response and let me know

Thanks so much

Karen Petrovic



## Karen Petrovic

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**From:** Zinn Wolfe <[zwolfe2018@gmail.com](mailto:zwolfe2018@gmail.com)>  
**Sent:** Thursday, March 30, 2023 10:32 AM  
**To:** Karen Petrovic  
**Subject:** Re: Tree Committee

Thank you very much!

On Tue, Mar 28, 2023 at 10:11 AM Karen Petrovic <[karen@waterburyvt.com](mailto:karen@waterburyvt.com)> wrote:

Thank you Zinn

I will have this email for the Boards consideration. If you can be available the night of Monday April 17<sup>th</sup> between 7-9pm they many have questions.

Take care

Karen Petrovic, Town & District Clerk  
Town of Waterbury

Edward Farrar Utility District

28 North Main Street Suite #1, Waterbury VT 05676

(802) 244-8447 OR (802) 244-5858



**From:** Zinn Wolfe <[zwolfe2018@gmail.com](mailto:zwolfe2018@gmail.com)>  
**Sent:** Tuesday, March 28, 2023 9:36 AM  
**To:** Karen Petrovic <[karen@waterburyvt.com](mailto:karen@waterburyvt.com)>  
**Subject:** Tree Committee

Hi there! My name is Zinn Wolfe, I am a waterbury local as well as a tree enthusiast. In the past five years I have spent my time caring for/planting/pruning/climbing and removing hazard trees under the guidance of Vermont Arborists. Due to a recent corporate change of ownership I have ventured off to do the same level of quality tree care on my own with a few helping hands of qualified arborist connections I've made over the years. I am currently studying hard for my official Arborist Certification through the International Society Of Arboriculture and as someone with a passion for tree

health care and natural beauty I have enjoyed the trees of waterbury for many years and would like to be considered for the Waterbury Tree Committee. Thank you for your time and consideration!

The Board of Commissioners is composed of one representative from each of the Commission's 23 member municipalities. The municipality's locally elected legislative body (Selectboard or City Council) may appoint a Commissioner and an Alternate Commissioner, who votes in the Commissioner's absence. CVRPC requires annual certification of the appointment.

Alternate Commissioners provide a voice for the municipality when the appointed Commissioner is unable to participate in meetings.

Commissioners have three main roles: policy setting, stewardship, and advocacy. An example of these roles is outlined below:

- Oversee the vision and mission of the organization and keep it relevant to the needs of the region.
- Focus on the common good of the region, not just your individual community.
- Recognize and define policy decisions as those that affect the region as a whole.
- Provide direction through strategic planning to establish long-term goals and objectives.
- Provide support as necessary for management to succeed in advancing Board goals and policies.

❖ Meet at least 1-2 times per year with your Selectboard/City Council and Planning Commission. (Staff can assist you with points of discussion and accompany you.)

– Update them on the issues and decisions facing the region and seek input.

– Learn about local challenges and successes and relay their comments and perspectives back to the Board.

A sampling of some of the topics/items that have come before the Board in FY23:

Review and adoption of a Bylaw update (the update was completed by a Bylaw Work Group of three Commissioners and previewed by Executive Committee with a recommendation for approval)

Review, comment on and ultimate adoption of *the West Central Vermont Comprehensive Economic Development Strategy (CEDS)* (staff project with other regional commissions)

Review and Approve municipal dues assessment (recommendation from Executive Director and Executive Committee)

Approve Municipal Plan Updates for Worcester, Middlesex and Fayston (review of updates completed by staff and Municipal Plan Committee with a recommendation for approval)

Hear presentations from staff or other organizations related to such topics as: Regional Plan Update, Economic Development in Central Vermont, Utilization of Shared Assessor for municipalities, CVRPC workplan and budget

**With regard to TAC,**

**PURPOSE:** To oversee the Central Vermont Regional Planning Commission's (CVRPC) transportation planning program in accordance with CVRPC plans, policies, and procedures, to act as a liaison between local communities and the Vermont Agency of Transportation (VTTrans), and to provide local and regional input regarding transportation issues important to the region.

**GENERAL ACTIVITIES:**

1. Oversee the CVRPC transportation planning program in accordance with CVRPC plans, policies and procedures. This includes assisting with the development of CVRPC's annual transportation work program and budget.
2. Develop and update a regional transportation element as part of the Regional Plan.
3. Provide recommendations on funding and prioritization for the Agency of Transportation's Capital Budget and State Transportation Improvement Program.
4. Act as a liaison between local communities and the Vermont Agency of Transportation.
5. Provide local and regional input regarding transportation issues important to the region.

**From:** [Robert Adler](#)  
**To:** [Karen Petrovic](#)  
**Subject:** Re: CVRPC Representative  
**Date:** Monday, May 22, 2023 4:45:26 PM  
**Attachments:** [image001.png](#)

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Hi Karen,

Apologies for the delay. I'm open to being considered for this position.

best,  
Robbie

On Mon, May 15, 2023 at 2:36 PM Karen Petrovic <[karen@waterburyvt.com](mailto:karen@waterburyvt.com)> wrote:

Greetings!

I am reaching out to you to ask your interest or desire to be considered for appointment by the Select Board as the Town of Waterbury representative to the Central Vermont Regional Planning Commission?

CVRPC provides planning and coordination support for communities across Washington County. In Waterbury, they work closely with the Planning and Zoning staff, and provide support for some specific projects, such as GIS work. They also have a role in approving Town Plans, and provide letters of support for projects. Below is additional information from their website. Waterbury will have both a Commissioner and alternate Commissioner position that we can appoint.

From [their website](#):

"CVRPC is a regional planning organization working with and for twenty-three municipalities in Central Vermont, including all the towns in Washington County and three towns in Orange County: Orange, Washington, and Williamstown. Our mission is to assist member municipalities in providing effective local government and to work cooperatively with them to address regional issues. We also work with area non-profits, other regional organizations, State and Federal agencies, and the general public.

Local representatives to the Commission are appointed by the legislative bodies of each municipality. The Commission meets monthly with topics covering a broad range of Central Vermont concerns: regional land use issues, local growth center identification and evaluation, economic development, natural resource issues, public/private sector cooperation, and review of Act 250 and Section 248 projects. CVRPC is uniquely positioned to coordinate and guide activities between state and local governments.

The Central Vermont Regional Planning Commission holds its monthly meeting on the second Tuesday of each month. Meetings are generally held at 6:30 p.m. at the conference room of the Central Vermont Chamber of Commerce in Berlin. "

Thanks

Karen Petrovic

Karen Petrovic, Town & District Clerk  
Town of Waterbury

Edward Farrar Utility District

28 North Main Street Suite #1, Waterbury VT 05676

(802) 244-8447 OR (802) 244-5858



**From:** [Monica Callan](#)  
**To:** [Karen Petrovic](#)  
**Subject:** Re: CVRPC Representative  
**Date:** Tuesday, May 16, 2023 1:58:30 PM  
**Attachments:** [image001.png](#)

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Hi Karen,

Thanks so much for asking!

Yes, I am interested and would like to learn more. My first question is about logistics, especially would it begin July 1? Is Steve the one stepping down? I only see his name from Waterbury. Do we only have one then? Also, what are next steps?

Thanks!

Monica

802-371-7400

On Mon, May 15, 2023 at 2:36 PM Karen Petrovic <[karen@waterburyvt.com](mailto:karen@waterburyvt.com)> wrote:

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Monica Callan

CREATE, CONNECT, & CELEBRATE

Grange Hall Cultural Center

[www.grangehallcc.com](http://www.grangehallcc.com)

317 Howard Avenue, PO Box 264,

Waterbury Center, Vermont 05677



**From:** [dgreason@bainbridge.net](mailto:dgreason@bainbridge.net)  
**To:** [Karen Petrovic](#)  
**Subject:** Re: CVRPC Representative  
**Date:** Tuesday, May 16, 2023 8:30:09 AM  
**Attachments:** [image001.png](#)

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Hi Karen

Thanks for getting in touch.

Steve Lotspeich mentioned this opportunity to me recently, and I had the chance to get his thoughts on the regional commission and how I might be helpful there. It sounds like interesting work. In particular, the Municipal Plan Review Committee would suit my ongoing interest in the municipal planning process.

So yes, I am interested in being considered for this appointment. Please let me know the next step.

Yours

Doug

On Mon, 15 May 2023 18:36:37 +0000, Karen Petrovic <[karen@waterburyvt.com](mailto:karen@waterburyvt.com)> wrote:

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## **Town of Waterbury Parade Policy**

Parade organizers must provide a safety plan to the Municipal Manager and Emergency Management Director that meets their satisfaction and approval. At a minimum the plan shall include the following minimum criteria:

- The specific dates and times for road closures.
- A plan to ensure safe traffic control, utilizing volunteers, featuring some of all of the following:
  - The ability to post adults, with safety vests, at every impacted intersection.
  - Specific instructions for adults posted at intersections in regards to alternative routes for impacted drivers.
- A plan to ensure fire, ambulance and other emergency vehicles can respond to public safety emergencies without undue delay.
- Any specific request to utilize emergency service vehicles to lead or trail the parade.
- An estimated number of participants and attendees, to the extent possible, based on any prior history or other data.
- Specific plans to improve any issues or challenges that may have arisen in prior years.

Once reviewed and approved by the Municipal Manager and Emergency Management Director the plan will be provided to the selectboard as background information related to the request to close the road.



**2023 Sales Tax Reallocation**  
*Application*

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## 2023 Sales Tax Reallocation Program Application

Please complete all sections of this form. See Section 6 on page 6 for a list of required attachments which must be submitted separately. **Applications are due on Monday, July 3, 2023, and should be submitted via email to: [caitlin.corkins@vermont.gov](mailto:caitlin.corkins@vermont.gov).** Copies of funded applications may be shared with the Vermont Department of Taxes.

### SECTION 1: Applicant Contact Information

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Name of Municipality Waterbury

Municipal Contact Name Thomas Leitz

Mailing Address 28 North Main St., Waterbury VT 05676

Daytime Phone & Email (802) 244-4300, tleitz@waterburyvt.com

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Name of Developer Downstreet Housing & Community Development

Developer Contact Nicola Anderson

Mailing Address 22 Keith Avenue, Suite 100, Barre, VT 05641

Daytime Phone & Email (802) 476-4493, Nanderson@downstreet.org

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### SECTION 2: Project Location and Funding Request

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Please attach a map showing the location of the qualified development project. See Section 6, Required Attachments on page 6 for more details.

Address of Development Project

51 South Main Street

Total Estimated Development Project Costs 13,668,487

Estimated Construction Materials Costs 3,787,076

Population of Municipality

- Less than 7,500  
 7,500-30,000  
 More than 30,000

Sales Tax Reallocation Request 100,000

## SECTION 3: PROJECT SCOPE/TIMELINE

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Describe the scope of the qualified development project. What work will be completed? What will the building be used for? If applicable, identify project phases.

Downstreet Housing and Community Development (Downstreet) and Evernorth, as co-General Partners, are proposing the development of 26 new affordable rental units at 51 South Main Street in the Designated Downtown of Waterbury.

The units will be located in a vibrant, walkable downtown. They will provide perpetually affordable, energy-efficient, mixed-income, workforce housing that will meet the needs of lower-income residents of Waterbury, those who commute to Waterbury for work, and the employment needs of local businesses. They will be housed in a single, 3-story building constructed on .8 acres of land that is currently an underutilized parking lot. The new building will be designed to Efficiency Vermont's High Energy Tract Standard. It will include tenant storage, interior and exterior common space and other amenities. The (4) Studios, (17) 1-bedrooms and (5) 2-bedroom units will be affordable for individuals and families making 30% AMI to 80% AMI.

The workforce and affordable housing goals of the project are inclusive and extend to people with intellectual or developmental disabilities and people exiting homelessness. A variety of Resident Services will assist all of our tenants and enhance the project's impact. We are extending beyond our own resident services program and are partnering with Good Samaritan Haven, Upper Valley Services and HireAbility to ensure we meet all our tenants needs.

The value of 26 new units in the Waterbury community cannot be overstated. While the overall need is estimated to be much higher, the project at 51. South Main St. would decrease the housing deficit in Waterbury, starting by offering greater housing options to the community's most vulnerable populations, while simultaneously creating affordable housing opportunities for a local workforce that is struggling to find options.

Describe the scope of the municipal project. How will this project support the qualified development project?

The municipality of Waterbury will play a support role in this project. The Edward Farrar Utility District (EFUD) currently owns the parcel of land at 51 South Main Street. The EFUD Board chose to allow its members to decide whether to sell the lot to Downstreet for the purpose of affordable rental housing. Through a series of public meetings and discussions, the community came together in an overwhelming demonstration of support of more housing. In October 2022, over 75% of the 277 in-person voters chose to say yes to affordable housing, giving Downstreet an Option Agreement on the site. Moving forward, the Town of Waterbury will work with Downstreet to administer funding from VCDP and assist us as we work through local permitting. Additionally, the Town of Waterbury recently received a Bylaw Modernization Grant to revise the Zoning and Bylaws. The Planning Commission hopes this process will create greater density and spur infill in the Designated Downtown. This project could serve as a positive example of what greater density can look like without compromising the character of Downtown.

Construction Start Date (month/year): April, 2024

Estimated Construction Completion Date (month/year): June 2025

Please list any permits and/or approvals required for your project and when they will be in hand.

This project is located in a Designated Downtown and will be exempt from Act 250. We will need to obtain local permits, including a building permit that will require us to go through the Town's DRB process. We expect to have local permits in hand by the first week of December, 2023. The project will also require Waste water, potable water and storm water permits. We expect to obtain all state permits in spring of 2024.

## SECTION 4: PROJECT BUDGET

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Please attach a budget for both the development project and the municipal project which will support the development. See Section 6, Required Attachments on pages 6 for more details.

### A. Funding Sources

Please include all funding sources for the project. This includes private financing and bank loans, tax credit equity, and any private or public grants or loans. Note if the funding is in hand, committed or planned at the time of application. *See attached Proforma for additional sources*

Funding Source	Status of Funding	Amount
VHCB	Committed	3,500,000.00
Town ARPA	Committed	100,000.00
Permanent Debt	Planned	150,000.00
HOME	Planned	455,000.00
HOME - ARP	Planned	709,150.00
VCDP	Planned	500,000.00
Equity	Planned	7,719,100.00
<b>Total Project Funding</b>		<b>13,133,250.00</b>

### B. Partners

Please list any partners, both public and private, involved in this project. For example, non-profit organizations, business owners/tenants, schools etc.

Downstreet and Evernorth are co-general partners in the development of this project. Recognizing quality affordable housing goes beyond bricks and mortar, we will partner with several local service organizations to provide assistance for our residents. Three of the 26 apartments are set aside for people with intellectual or developmental disabilities. Upper Valley Services (UVS) will provide services to these tenants. The services will be responsive to the unique needs of individual residents and will include: overnight staff located in an on-site office, transportation, training, medication administration, budgeting, and meal planning and preparation. Five of the 26 housing units will be set aside for people exiting homelessness. Good Samaritan Haven (GSH) will provide intensive case management services for these tenants that includes services planning, life skills support, budgeting, crisis intervention, resource and service coordination, and other interventions as needed.

We will also partner with HireAbility to provide their full range of employment services to all our tenants including on-site information sessions, counseling, job coaching, resume development, mock interviews, help with assistive technology, and more.



### **C. Funding Gap**

Explain how you will address any funding gap (difference between total project funding and project costs). This could include plans to apply for additional public funding, seek more financing, phase the project, or reduce the scope of the project. If there is no funding gap, explain how a tax credit award will improve your project.

Downstreet and Evernorth have secured \$3,600,000 in funding for this project, \$3.5million from Vermont Housing and Conservation Board and \$100,000 in Town ARPA dollars from the Town of Waterbury. We have applied to receive 9% tax credits from VHFA, Community Recovery and Revitalization Program Funds, and have also applied for \$500,000 in funding from Vermont Community Development Program. Due to the competitive process and the timeline for our project at the time, our proposals were bumped to the next funding rounds. We will apply for funds from Efficiency Vermont, Town of Waterbury UDAG dollars, Affordable Housing Program funding, and Local Investment Advisory Committee funds. The remaining funding sources with their corresponding amounts can be found on the attached Project Budget. Downstreet and Evernorth applied to VHCB for \$5.1million but were only awarded \$3.5million, this has created a \$1.6million gap. This tax credit award, along with some of the additional sources mentioned above will hopefully fill this gap for this project.

### **D. Budget Narrative:**

Explain how your budget was compiled. For example, do you have estimates/quotes from contractors or cost estimators? Have you worked with an architect or consultant?

Downstreet and Evernorth have worked through Feasibility and Schematic Design for the site and building with Gossens Bachman Architects. The Architects delivered a pricing set and outline specifications in January of 2023. The documents were used by Barden Inspection and Consulting to create a construction cost.

## SECTION 5: PUBLIC BENEFIT

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Please describe how this project will meet a need in your community and have a long-lasting positive impact. For example, how will the project meet the needs of your community? Does it help further local revitalization efforts? Will the project attract new businesses, create jobs, or fill a need for housing? Will it have a wider economic impact? Please reference applicable data and/or planning documents such as municipal or regional plans to demonstrate needs and impacts.

The need for more affordable housing options is felt acutely by the citizens of Waterbury. A low inventory of rental units and homeownership opportunities combined with rising costs and limited buildable area have yielded a lack of options for the community. Thus, the citizens, business community and Town officials have demonstrated strong support for the creation of new housing within the downtown. This Project meets the housing needs identified in Revitalizing Waterbury's 2022 Housing Study, which recommends the high-density development of primarily studio, one and two-bedroom units. It assists with affordable housing needs in a community with a high growth rate. A fall 2022 housing needs assessment commissioned by Downstreet indicates an overall population growth rate double that of the state with the 20–29-year old age cohort increasing by 17% and 30-39-year old's increasing by 7%. Downstreet's market study highlighted the high percentage of 1-2 person households currently in Waterbury and showed that the majority of the population falls within the AMI levels offered in this building. Approximately 36% of Waterbury renters earn less than 60% AMI, and over half of renters earn less than 80% AMI. The study indicates that the rental vacancy rate in Waterbury is less than 1.5%. Downstreet currently operates 3 affordable rental buildings in Waterbury where there is a near-zero vacancy rate.

The new rental apartments will be located in an active, walkable Designated Downtown. They will provide perpetually affordable, energy-efficient, mixed-income, housing for the local workforce. Anecdotally, business owners are struggling to find employees and have come out in strong support of the project. These units will meet the affordable housing needs of the workforce, lower-income residents of Waterbury, lower-income people who commute to Waterbury for work, and assist the employment needs of local businesses.

Washington County has a rising demand for affordable housing which incorporates services targeted towards those with developmental disabilities, and those experiencing homelessness. Our Service provider, Upper Valley Services highlights the extremely limited supply of supportive housing for the over 12,000 individuals with intellectual or development disabilities in the State of Vermont. They have stated that they currently have at least 25 individuals in central Vermont who would benefit from this type of housing.

With the end of the state's General Assistance Hotel Voucher Program, the need for more housing for those exiting homelessness couldn't be more urgent. The inclusion of 5 units, managed by Good Samaritan haven will help meet that need.

The urgent need for affordable rental housing in Waterbury has been clearly demonstrated by the data presented in the 2023 market study, anecdotal evidence and grassroots organizing by residents, support from local businesses, and requests for assistance by the Town. The creation of 26 affordable apartments at 51 South Main Street is not enough to meet the current need, but it is a clear step toward improving housing options for the town.

## Section 6: Required Attachments

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Applications must include all the following attachments:

- A signed letter of intent to apply from the owner of the development project.
- Municipal resolution, meeting minutes, or other evidence of the local legislative body's decision to apply.
- Documented site control of the entire parcel involved in both the private development and the municipal project.
- Limits of the project location marked on a map of the Designated Downtown District.

### Development Project Attachments:

- Design elevations and renderings of the qualified development project.
- For new construction, provide evidence of the municipal determination of project compatibility with the downtown district.
- A budget (excel spreadsheet preferred). The budget should show major categories of expenditures for the qualified development project. The budget must break out and summarize the taxable cost of construction materials. Ideally these are based on the successful construction bid(s) for the qualified project. For each major subcontractor, the budget should itemize the subcontractor's total bid price and the taxable cost of materials. Note: Do not include the bid documents with the application. These must be made available to the Board upon request.
- A project schedule. Qualified projects must be under construction within 12 months of the award. Both the qualified project and municipal project must be complete within 36 months of approval.

### Municipal Project Attachments: N/A

- Design drawings of the municipal project.
- A budget for the municipal project. This should include the project cost, all necessary funding sources, and the status of each funding source.
- A project schedule. The municipal project must be under construction within 12 months of the award. Both the qualified project and municipal project must be complete within 36 months approval.

**Email completed application form to:  
Caitlin Corkins at [caitlin.corkins@vermont.gov](mailto:caitlin.corkins@vermont.gov)**

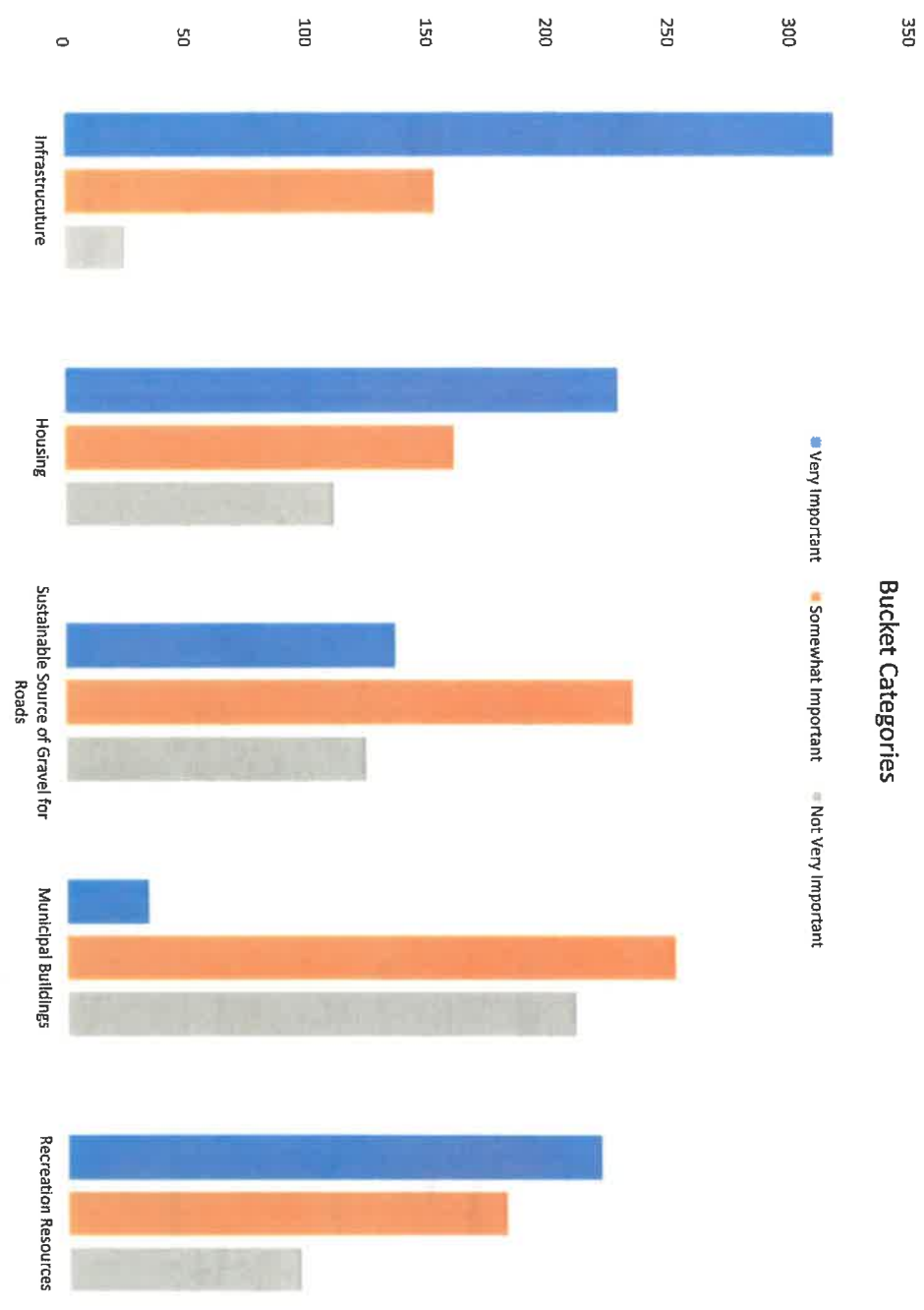


ARPA Survey Responses: 12/16/2022

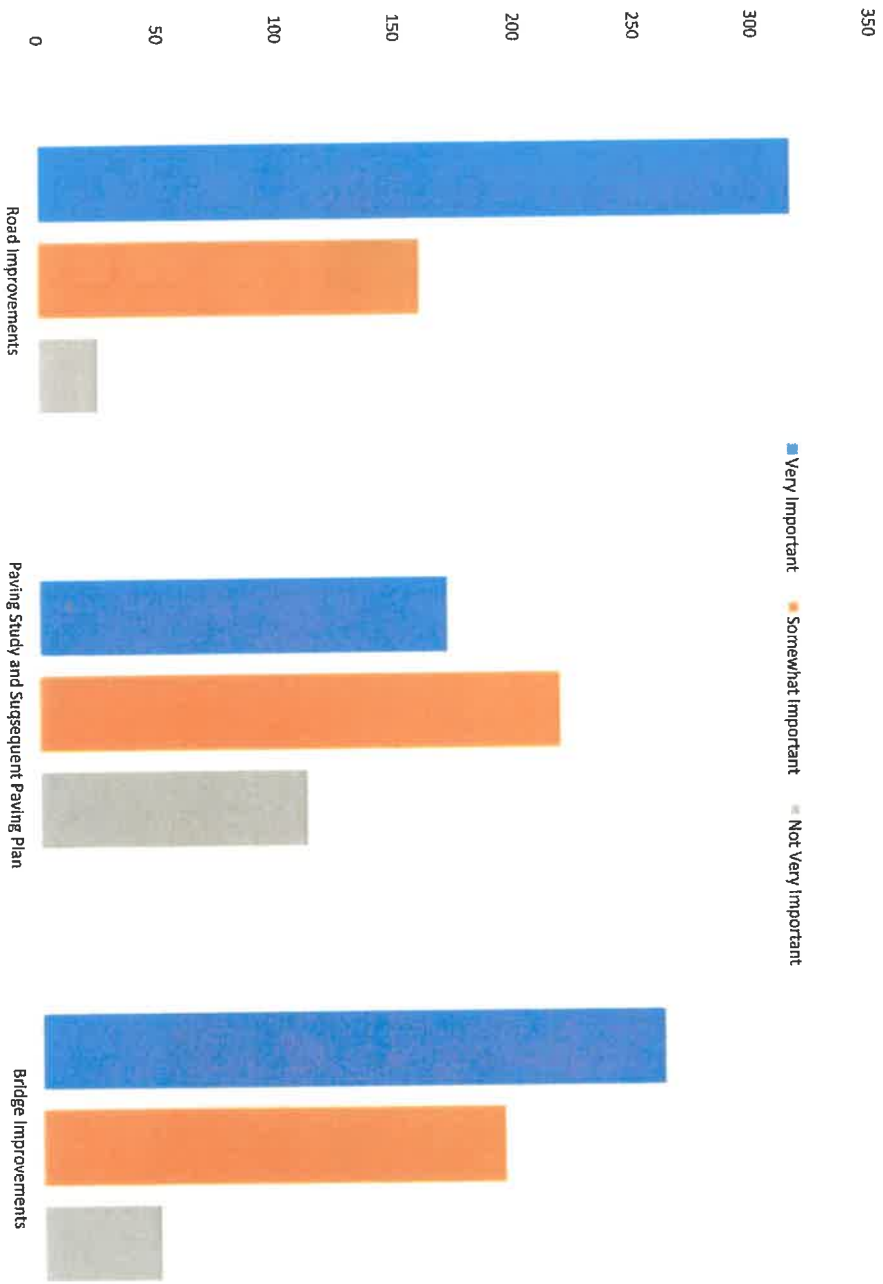
(Relative ranking: Very=3, Somewhat=2, Not Very=1)

Bucket Categories	Totals				% of Totals within Question				Score	Rank in Category
	Very Important	Somewhat Important	Not Very Important	Totals	Very Important	Somewhat Important	Not Very Important	Totals		
Infrastructure	318	153	25	496	64.1%	30.8%	5.0%	2.55	1	
Housing	229	161	111	499	45.7%	32.1%	22.2%	2.04	3	
Sustainable Source of Gravel for Roads	136	235	124	495	27.5%	47.5%	25.1%	1.79	4	
Municipal Buildings	34	252	211	497	6.8%	50.7%	42.5%	1.24	5	
Recreation Resources	221	182	96	499	44.3%	36.5%	19.2%	2.07	2	
<b>Totals</b>										
	Very Important	Somewhat Important	Not Very Important	Totals	% of Totals within Question					
Infrastructure	316	160	25	496	63.1%	31.9%	5.0%	2.54	1	
Road Improvements	171	218	112	499	34.1%	43.5%	22.4%	1.91	3	
Paving Study and Subsequent Paving Plan	261	194	49	499	51.8%	38.5%	9.7%	2.33	2	
Bridge Improvements	<b>% of Totals within Question</b>									
	Very Important	Somewhat Important	Not Very Important	Totals	% of Totals within Question					
Collaborative Purchasing Between Towns/Courties	159	225	110	494	32.2%	45.5%	22.3%	1.89	1	
Town Operated Gravel Pit	76	206	211	493	15.4%	41.8%	42.8%	1.33	2	
<b>Totals</b>										
	Very Important	Somewhat Important	Not Very Important	Totals	% of Totals within Question					
Recreation Resources	155	220	125	499	31.0%	44.0%	25.0%	1.82	2	
Pool Repair/Improvement	128	238	126	499	26.0%	48.4%	25.6%	1.76	3	
Rec Building	55	162	271	488	11.3%	33.2%	55.5%	1.05	5	
Wayfinding and Signage	193	191	115	499	38.7%	38.3%	23.0%	1.94	1	
Parking and Trailheads	96	212	180	488	19.7%	43.4%	36.9%	1.49	4	
Anderson complex study to match Hope Daver/Ice Center area study										

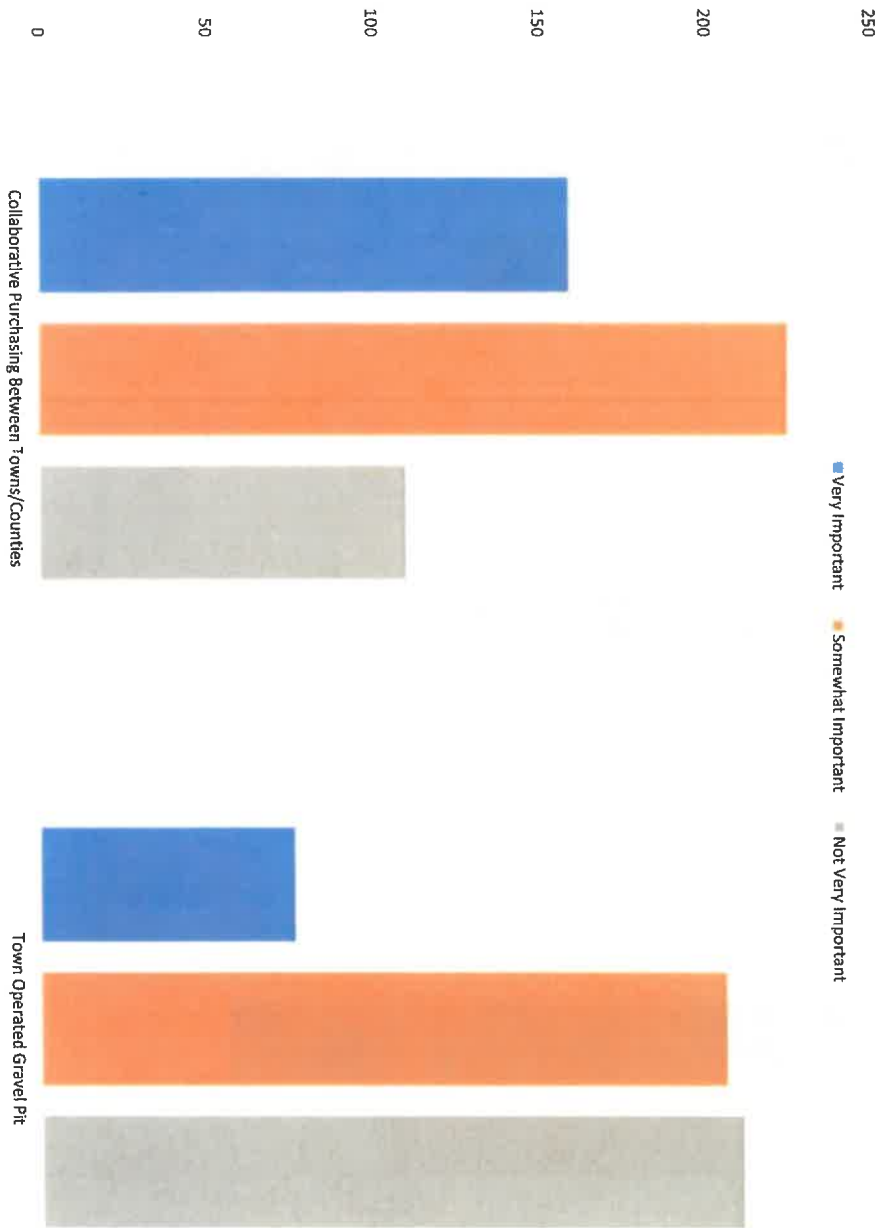
### Bucket Categories



# Infrastructure Improvements

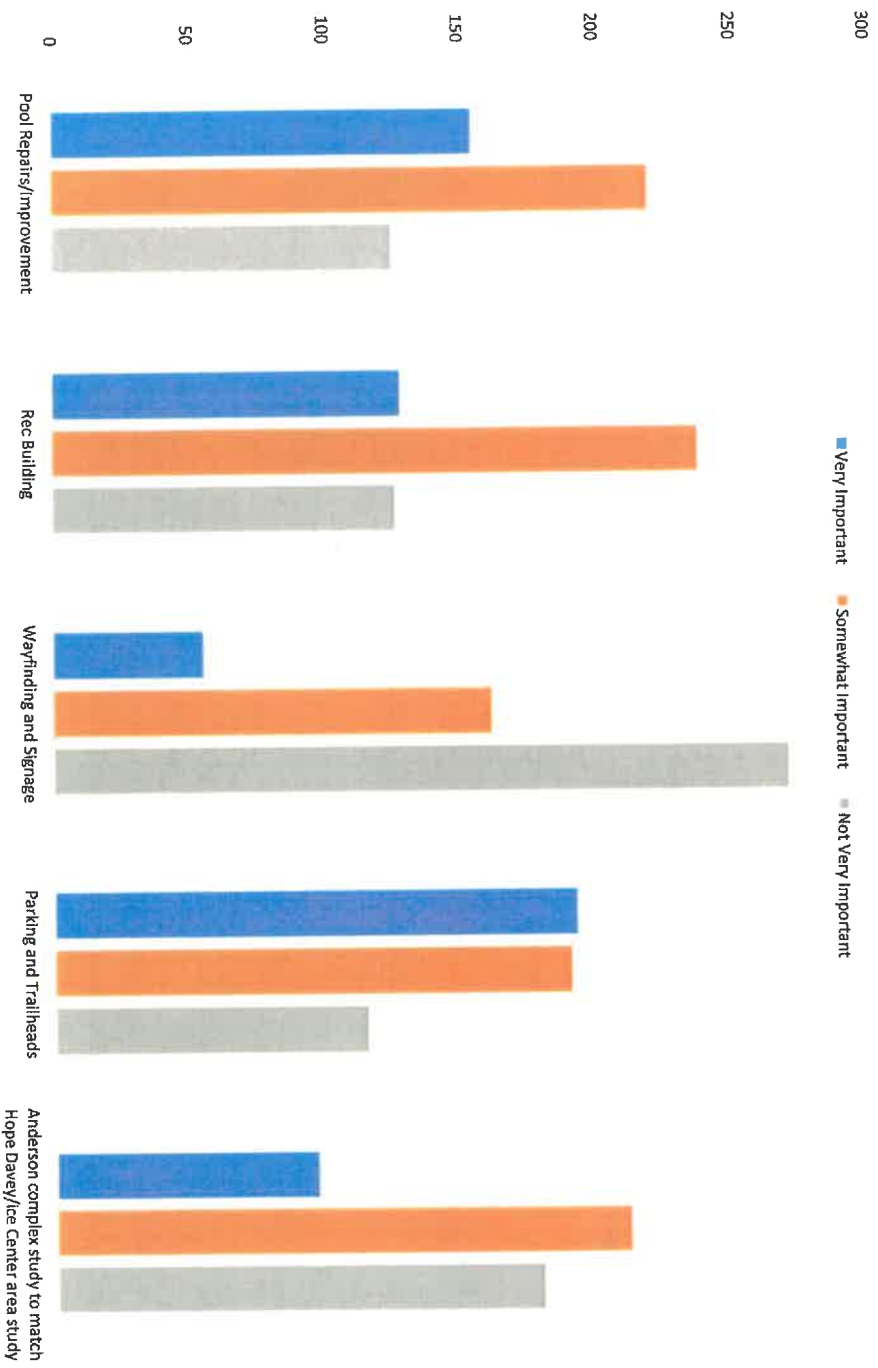


# Quarry





## Recreation Resources



Type	Comment
General Comment	Despite all of the controversy I'd like to see the town look to make improvements to anything connected to disc golf, perhaps the most used recreational facility in town
General Comment	Shuttle to Stowe Mountain Resort will improve people's desire to stay and spend in Waterbury, VT
General Comment	I don't see mention of Waterbury Fire Dept. As with Waterbury Ambulance I think they should be given \$ as possible, especially considering they are mostly run by volunteers and have been invaluable to the community.
General Comment	Waterbury has no handicapped parking. No entrances to businesses for handicapped. By handicapped parking I don't mean 1/4 mile down the road
General Comment	Anything that grows our vibrant downtown I am all for. Thank!
General Comment	I would like to see some of the ARPA monies used for the purposes identified in the Hope Davey/Ice Center area including:
	(1) Ice center - skatepark
	(2) Ice center - improving the conditions and moving river road
	(3) Hope Davey - repair existing skatepark
	(4) Hope Davey - Improve disc golf and enhance multi use trail
	Overall I would like to see resources dedicated to Waterbury's adolescent aged kids, including a large indoor multi-use space that can be used in the winter time, for uses ranging from doge ball to movies to food. Thank you!
General Comment	Thank you for Asking, Michael & Nancy Brink
Question 1 - Sustainable Source of Gravel for Roads	Need more information
Question 1 - Municipal Buildings	Not very important, unless more \$ to ambulance
Question 1 - Recreation Resources	Need to have a plan in place first.
Question 2 - Parking study and subsequent parking plan	Seems like a road plan should be ongoing
Question 3 - Town Operated Gravel Pit	Need more information
Question 4 - Pool Repairs/Improvement	Close the pool. More people use skatepark in Waterbury Center. Improvements already made are good.
Question 4 - Rec Building	Who besides the summer kids program uses it.
General Comment	Need overall rec plan, not piecemeal approach
General Comment	Addition to UDAG funds and broader use, only once under control of town. \$ to facilitate a town charter development. Thank you for soliciting public input. Will be interested to see compilation of responses.
General Comment	Village parking sustained and maintained by a local option tax
General Comment	Sustainability: Eliminating (eventually) /decreasing/ (now) use of fossil fuels and plastic!!
Question 2 - Pavins study and subsequent parking plan	Investment in renewable energy. More solar more wind. Investment in weatherization & support for homeowners. EV charging
Question 2 - Bridge Improvements	You don't need a study
Question 4 - Anderson complex study	Only if they need it.
General Comment	You don't need a study
General Comment	Expand the Waterbury Community Path north from Gupill Road towards Stowe or provide funds for the waterbury area trail alliance to spend on expanding their trail systems
General Comment	Create a grant or RFP program to encourage expansion on public level 3 electric charging in both waterbury village and waterbury center
General Comment	Investigate the opportunities for waterbury to host public daycare especially for children under the age of 5
General Comment	Increase town staff time devoted to maintaining the outdoor ice rink at the rec department so that it opens earlier and is maintained further into the winter and has a more consistent surface (weather patterns not withstanding)
General Comment	Waterbury walking trail
	A. Create a walking trail loop from WATRA/ice center
	B. Improve walking trail from whooski street to state complex
	C. Establish walking trail around Dac Rowe
	D. Link all these trails with neighborhood friendly access (signs, benches, etc.)
General Comment	Replace the 93 year old stowe street bridge
General Comment	Truth is all of these categories are important. However, the arpa has suffered from billions in dollars defrauded from its coffers, all of these extra funds should be given back. A federal or state tax break would be preferred.
General Comment	Funding for small businesses to sustain and grow as well as promote opportunities for new businesses to join in the community (i.e. empty pizza blue stone, other vacancies, farmer pharmacy next to subway)... Thank you for welcoming input and for the work done on behalf of the community. Highly appreciated.

Type	Comment
General Comment	Very important would be tax reduction for senior citizens in regards to school taxes. Shouldn't have to continue after all children are grown with their own children. I've lived in this address for over 30-years and have had ditches along road and my property cleaned maybe 2 times. I've maintained myself as your crew never stops here.
General Comment	These funds should be used for providing better access to health care. Such as transportation and promoting the re-opening of an express care office in Waterbury. Or funding future vaccination efforts.
General Comment	Sidewalk improvements. Including along 100 past Shaws and Ben & Jerry's
General Comment	Get the wires and poles off main street
Infrastructure	Create off street parking options
General Comment	Stowe street bridge @ route 100 & Blush Hill road
General Comment	Guttil bridge near Zen Bar/Viens Eck Road
General Comment	I don't believe it is the business of the town to take action on housing - but if the public is so invested in the idea, don't build new structures on parking lots (as parking or lack thereof has always been an issue). Rather, team with the state and reutilizing waterbury to rejuvenate old structures like the silk shed behind the Methodist Church, or other buildings not being used - or for a "new rec" center.
General Comment	Invest in our younger generation and seniors
General Comment	Make the community more handicap accessible
General Comment	More free parking
General Comment	Need a community recreation center - indoor/outdoor pickle ball, weight room, courts, exercise, yoga/yai chi, conference room, parking
General Comment	Better pedestrian way from Colbyville to Stowe St to downtown - not too safe at the moment.
General Comment	Better upkeep of the trails Lincoln St to Laurel Lane
General Comment	Housing is perhaps most important. Without it, we will wither away. Jobs, businesses depends on it.
General Comment	Improve senior center activities
General Comment	Improve rec programs in schools
General Comment	Put toward waterbury's debt and lower taxes for everyone.
General Comment	Quit try to improve or compete with Burlington. Maintain what we do have & quit putting burden on tax payers.
General Comment	The bridge at Stowe Street and Route 100 in train wreck. You can't really get two cars beside each other on the bridge, and god forbid there be a pedestrian crossing at the time. Someone is going to get hurt there at some point.
General Comment	Improve bike paths, especially the community path to help avoid route 100
General Comment	Would like to see bridge on top of Stowe St. repaired and widened to allow for right on red at intersection. Also widen bottom of Blush Hill Rd to allow right on red onto 100 South
General Comment	More affordable housing is needed, plus in town development for more village "regular" housing
General Comment	Pay pavement
General Comment	Pay pavement
General Comment	Ambulance - very important service for us all. Senior center
General Comment	Pay town employees what they are worth - a lot!
General Comment	Recreation for all! Which means allowing 4 wheelers and ATVs on trails and off roads as well as village access for food and gas! NH & Maine already do it. Would be ecstatic to see a footbridge from waterbury to waterbury center state park for a safer way to get across route 100. Suggests footbridges near Howard Ave and further down 100.
General Comment	I'd love to move the pool complex to the rec area. Build on the land out of the flood plain where the town stores road materials.
General Comment	The anderson field complex could be turned into a nice building - large enough for a senior center, community center, recreation/yennis, outdoor fields/swings and parking area. Move the pool to parking area.
General Comment	Does not want gravel pit on sweet road
General Comment	Isn't the institutional knowledge of the roads department adequate
Question 3 - Town Operated Gravel Pit	Assuming the appropriate type of material is available and its extraction isn't environmentally harmful. Prefer town operated pit before a collaborative effort
Question 4 - Parking and Trailheads	Does this mean parking at trailheads? If not, not sure what is meant by/captured under "parking & trailheads." Improved parking at the hunger mountain trailhead would be nice. Are there other trailheads in waterbury?
General Comment	Kennedy Drive. Time for a new, rebuilt road. Road chunks have broken off edges for years. For the last 13-14 years - all you do is patch & patch, which mostly needs to be redone all over again. Enough money in town, stowe street and others that get constant re-doing. Kennedy Drive is priority for us taxpayers to be new again.

Type	Comment
Question 2 - bridge improvements	Stowe street bridge @ route 100 - very hazardous
General Comment	Pay off debt before spending on any projects. If debt is zero, maintenance on existing buildings, infrastructure, and other town resources should be next priority. No spending on things such as a gravel pit or housing with costs that will surpasses the area funding.
General Comment	Schools recreation and projects to keep students occupied and interested. Nature studies, projects, outings. Projects for children who are not natural athletic participants.
General Comment	Perry Hill pedestrian trail improvements and access points.
General Comment	Programs offered by municipality is recreation resource. People are needed to enhance offerings. Childcare and after school is a priority.
General Comment	Improvements to the park in front of the station. A really good jungle gym would enhance the town and make events like the farmers market more attractive.
General Comment	How about looking at the town taking over responsibility for roads in developments. My taxes pay to maintain limited use gravel roads for homes on their road like Margies Way but the don't have to pay to maintain others roads like in Harvey Farms, Meadowares, Country side, etc.
General Comment	Yellow lines on Gurll Road
General Comment	More money put into outside downtown
General Comment	A store in center
General Comment	Severage in center
General Comment	For get downtown and more resources towards the center. Common sense.
General Comment	Pave Gurll Road and Howard ave. It is embarrassing. It is so bad.
General Comment	If someone had their home burned down and were left in a very bad way it would be great if they got some help to continue on.
General Comment	Give the money to people in town who need it. After 50 yrs I remember when Stowe and Waterbury were fantastic quiet towns. Not both are a piece of shit.
General Comment	Traffic on route 100 is from the cider mill to past the interstate. You can't park in town. The town is not filled with road mashholes and the town is getting like the cape.
General Comment	How about law enforcement. The reckless driving (speeding) needs to be urgently addressed. I live in waterbury center and we had a state police radar display on Maple St. I witnessed daily, speeds in excess of 60 mph. So many people use the roads (year round) to walk, run, bike, etc. Many with young children. Will it take a catastrophic accident before this serious issue is properly addressed?
General Comment	I'd say improvement to the rec building @ anderson to make it bigger would help sickness transmission among campers.
General Comment	School safety and building structure (asbestos study)
General Comment	We'd like to see some allocated for beautification (art, flowers) in waterbury and waterbury center.
General Comment	Maintaining a municipal swimming pool is critical for access to swim lessons for instance. A pool is such an important asset for the community on increasingly hot summer days.
General Comment	Ensuring the upkeep of the structures at rusty baker park
General Comment	Putting the rest of the telephone poles out of service and continuing the underground services on south main street
General Comment	Keep the water/wastewater infrastructure able to manager appropriate growth
General Comment	Thanks for the opportunity to give input
General Comment	Implementing practices to strengthen the towns resiliency to future and grow in climate change impacts. Storms, floods, wind damage, etc.
General Comment	Dac Howe - XC skiing consistent maintenance.
General Comment	Cyclist signage in the village (share the road, street parking, bike lanes)
General Comment	Vehicle speed deterrents on side roads (speed radar, speed bumps)
General Comment	Indoor community swimming pool
General Comment	Contingency for future if allowed
General Comment	Land acquisition for conserved land open for multi-use recreation including hunting, fishing and trapping.
General Comment	How is ongoing climate change considerations being integrated in your planning?
General Comment	We need pedestrian sidewalks in cobbleville - stowe street to laurel lane.
General Comment	Extend water and sewer to conserved areas of town
General Comment	We should be able to figure out where our money is spent without conducting an expensive study.
General Comment	Hope Davey park improvements
General Comment	I would give the money back to the taxpayers the pandemic closures have been hard on us all.
General Comment	What would it take to have a town telecom/internet entity like watershed?
General Comment	Ambulance service from tundra
General Comment	An indoor recreation center would be great.
General Comment	Long-term investments to support future projects.

Type	Comment
General Comment	Affordable rental housing
General Comment	Using the money for more renewable energy investment for our downtown and businesses
General Comment	Cold patch or hot patch any type of pot hole or road degradation in the line of traffic (in line of vehicle wheels) constantly for 12 months. Repair the white/yellow lines twice or more per year. Cut down the high bushes/weeds more often at intersections to improve vision in the summer.
General Comment	Continued revitalization of main st as well as local recreational areas (parks, Ferry Hill trails, etc)
General Comment	Continued downtown revitalization and investment in local businesses
General Comment	Crosswalk to get from Cider Mill to Other side of the road. Restrictions against future Airbnb growth so our restaurants don't close.
General Comment	Longer Rec path to ultimately link to stove, Lamolle rail trail
General Comment	I think you should use the money in one lump sum to make a big impact with one project. When do we ever have this much money to spend on one item. I think a rec path that connects the town to Little River St Park would be a great use.
General Comment	I think it would be the most worthwhile for the community to allocate the remaining funds to one big project. It's nice to have this amount of funds and it would be awesome to have one big, noticeable, improvement. I think this improvement should be in the recreation category. I would love to have a trail or bike path that connects to the Lamolle Valley trail in Morrsville or a trail that connects the town to Little River State Park. It would be super cool to have something like this to expand and connect our town's access to recreation either within our own town or to other towns.
General Comment	Is there a plan for Stowe shuttles and stops along 100? I personally think Vail should be paying for this infrastructure, but I know that Waterbury is going to end up being one of the surrounding towns that will pay the price for the lack of parking. Stowe's problem will and is ultimately going to become our problem.
General Comment	Subsidizing important to me. Pedestrian improvements at Rte. 100 - Blush Hills/Stowe St intersection and Colbyville
General Comment	There are more roads in Waterbury than RT100 & Main St. PLEASE FIX THE ROADS! All recreation/business ect will suffer if no one can travel safely on our roads. Especially, Gunn, Kearsland Flats, Sheya Mansion... Route 100 is not the only rd in town.
General Comment	Extension of sidewalks north on route 100
General Comment	Pave the rest of Blush hill road down to the boat launch. The road is terrible and narrow with all the boat traffic.
General Comment	More housing please!
General Comment	The municipal skatepark plan next to the ice center is very important to me, my children and the community here in Waterbury
General Comment	Enhance the playground at Ruddy Parker Park. A recreation center
General Comment	Bike friendly routes around town. XC ski maintenance at dec Rowe park, and potentially looking into additional areas to expand XC network
General Comment	Not sure why wayfinding is on the list. A wayfinding system was installed downtown as part of Main St reconstruction.
General Comment	Longer Nature trail system paralleling the Whicocks! would be an important enhancement to the community
General Comment	Expand recreation options at ice ct areas in
General Comment	Safe crossing of Main and Stowe streets, especially a crosswalk across from the Senior Center which is well marked.
General Comment	I suggest that we consider upgrading the downtown crosswalk signs to the flashing crosswalk signs that they have in Burlington
General Comment	Children's Programs for alternative learning styles
General Comment	More investment into broadband infrastructure, especially getting into homes. Also, money for energy efficiency upgrades to the town's municipal buildings and private homes.
General Comment	Would love for an expansion to the train station playground to be a consideration
General Comment	Let's keep municipal expenses low and practical.
General Comment	Reopening/replacing existing sidewalks in some neighborhoods
General Comment	I would like more money put into housing to help grow our community
General Comment	Shared office and lab space for remote workers, startups and consultant businesses
General Comment	We have plenty of tax payer funded recreation. Fix the roads and invest to keep costs manageable for tax payers.
General Comment	With the exception of housing all of these issues seem relatively minor to me. It would be great if a chunk of this funding went towards helping the planning commission sort out and rewrite our antiquated zoning laws. Perhaps some assistance from a consultant could get our zoning updated so we have zoning that works for us.
General Comment	Like surrounding towns the highway department needs to have a roller that goes behind the grader as over the last several years the grading is dangerous
General Comment	Potential bike path between waterbury and Montpelier or expanding local trail networks
General Comment	I encourage ongoing work to upgrade our recreation facilities, and a long term goal of an indoor rec facility with a pool and basketball court.
General Comment	School infrastructure improvements are very important to me
General Comment	Teen Center
General Comment	I think an indoor athletic facility/field house would get a significant amount of use. A flooring surface that is good for indoor soccer and indoor lacrosse would be immensely useful.

Type	Comment
General Comment	So much of the year is cold, it would be nice to have a field house that would be able to be used to play lacrosse/hockey/field hockey and other field sports.
General Comment	Revisited commercial spaces in Waterbury Center
General Comment	Funding for library to expand children's programming; money for the summer Waterbury Rec program to be able to accept more children.
General Comment	Anything to help relieve taxes. Although covid is somewhat less, times are still really tough financially
General Comment	School funding, bike paths / shoulders connecting neighboring towns
General Comment	Given the current housing issues, we need to effectively leverage these one-time funds to help there. Additionally, our road infrastructure (and sidewalks in many places) are in bad shape - a plan to address those with budgeted funds at an accelerated pace. Thanks for your work on this!
General Comment	No
General Comment	Storm resiliency and food security
General Comment	Road repaving is very important to us! PLEASE replace Kennedy Drive, off Blush Hill, behind the Best Western. It is in horrible condition and will eventually cause serious damage to cars and their drivers as well as pedestrians. Thank you for all you do!
General Comment	Can I vote twice for road improvements? That and development of the hope Daveyco center area
General Comment	Elizabeth Schiegel
General Comment	Pave the rest of Blush Hill road all the way to the reservoir
General Comment	Improved playground in Waterbury Center
General Comment	Affordable Housing
General Comment	Sidewalks on route 100 to access shops from town
General Comment	Education - or does that fall under ESSER funding? Should explain
General Comment	Sustainability of waterbury as a place for businesses and people to thrive
General Comment	Attracting young professionals to want to live here - jobs, child care, schools.
General Comment	Safety - police
General Comment	FWMV - this survey seems to evoke "hey, we got \$1.5m in the lottery, let's see what we can spend it on v. educating respondents on what issues are + potential solutions
General Comment	is \$50k CV fiberband enough to move this along (understand with matching funds)
General Comment	Connecting waterbury center & waterbury. Trails, walking paths, waterbury as a walkable community
General Comment	Access to town buildings (commercial specifically) for people with disabilities/impairments. Support work with property/business owners
General Comment	We have a number of wonderful nonprofits and groups that are working hard to make Waterbury a wonderful place. It would be nice to grant some of this money out to them to promote their work. This could include revitalizing Waterbury, MakersSphere, the Food Shelf, the Childrens Room, Waterbury Land Initiative, etc...
General Comment	A community grant program focused on cross collaboration could really elevate us in a big way.
General Comment	Paving of Parry Hill road so that emergency vehicles can get up the hill during mud season.
General Comment	Just to add to road improvements/paving: have you driven on Airford Lane recently? the road is falling apart and grass is growing out of it.
General Comment	Land preservation, environmental sustainability with existing buildings, funding for weather proofing
General Comment	Improve Magpies Way, from beginning to end.
General Comment	We would like to see more allocated to the waterbury ambulance service. They did (and sometimes do) an amazing job with covid. They are key to one of the goals - fight the pandemic, public health, etc. We also think the money spent shouldn't be in a way that will cause ongoing costs/property taxes for the community. We would also like to see funding be used for all areas.
General Comment	Affordable Housing
General Comment	Senior housing
General Comment	Making certain that the recovery fund money sets aside investments for the next emergency/pandemic. This money is a response to covid-19 but we know that the
General Comment	Street lighting improvements (rural areas)
General Comment	HHS truck - replace gravel with rubber surface
General Comment	Wayfinding and signage already much improved
General Comment	With the town owning Ruffy Parker Park, there are structural roof issues with need to be addressed (maintenance). (1) The bandstand has a "copper" roof. It will probably last forever. However, there are leaks that need to be addressed from a mantle and roofing expert to apply caulking to stop the leaks. Roof replacement is not necessary. (2) The gazebo roof is metal standing seam. It does not leak but ice has eroded the surface paint resulting in rusting areas. Needs a surface preservative not solution on these areas and excess staining - whole roof. Will need a mantle.
General Comment	Teen center - for years were needed something for teens to do other than get in trouble and get high/drunk. To be open after school hours/supervised by volunteer and/or a paid staff. Open - pool, basketball, table tennis, card games, etc.
General Comment	Progress towards an indoor pool
General Comment	Funding to local nonprofits. Specifically those that feed those that need help.
General Comment	Cutvert improvements on roadway, especially dirt roads

Type	Comment
General Comment	Paving of roads is very important to us. Please pave Kennedy Drive
General Comment	Tax breaks for seniors so they may stay in their homes and feel incentives for the same
General Comment	Waterbury select board. I shouldn't write this because I didn't attend town meeting or any meeting - but I am gonna anyway. Taxes of \$100,000 for the ice center?? This is the same ice center that taxpayers never had to worry about financing. What happened? I'm not sure there to support the center. And why are we paying tax on it anyway? How many teams from Waterbury and Washington west play? How many other teams and schools use the center? How much do they pay to use it? Is this like the swimming pool? How many teams from where use it for swim competitions. Seems as though everyone is enjoying our sports areas compliments of us. I don't see the pool or ice center so why do I pay? Are you gonna buy my movie ticket? This is totally out of hand. Totally! What about other people? Is someone else pay for meds or food? Totally out of control. Theresa King
General Comment	Walking path along route 100
General Comment	Better maintenance of the rec facilities/fields we currently have.
General Comment	Fix the paved roads & lindendowne
General Comment	Get outside mowing for all hedges/amenity - bits
General Comment	Better communication to town people on road work planning
General Comment	Waterbury's own high school
General Comment	We live on Gregg Hill Rd and would like to entertain funding for road improvements. I say this because driving during mud season this year we had so many issues. The grading tractor couldn't even help. In my humble opinion. A couple hours after the mud was graded it was back to this sloppy mud and with no tractor accessible.
General Comment	I don't read much here regarding response to and recovery from covid pandemic. Any areas where people are going to congregate needs adequate air filtration. How many restaurants or bars bought air purifiers? It should be a requirement from now on, this money should be available to subsidize. All school buildings should have air systems. Two main aspects of being were exposed by the pandemic: elder care and child care. How can waterbury invest in these? This is where I would aim the funds, not the arena etc.
General Comment	Focus on ambulances.
General Comment	Water and sewer services to waterbury center. Where there is more land for future housing! The once beautiful center looks like a demolition zone.
Question 1: Municipal Buildings	Continuing wastewater line to the center - very important issue.
Question 2	Think about an enclosed pool. Make the ice center a town entity!
Question 4	Waterbury center has lost its charm. There is no longer a gas station or grocery as center residents have to drive to the village for milk. Add wastewater lines to center to promote growth outside the village in terms of a community within a community.
General Comment	I'm 73 years old and the traffic is scary. Left hand arrows are imperative.
General Comment	Its important to many towns that the lights from 88A to 89B on route 100 be switched for better control to keep a good flow onto Gurpitt Rd. Add green arrows to traffic lights for left hand turns @ Bliss Hill/Stone St/100 and at the Stones lights. Its dangerous to try to go left on blinking yellow especially.
General Comment	Accessibility in town
General Comment	Include Silverwicks
Question 2 - Paving Study	There are no subcategories within the housing "bucket" to rank. The following is a list of our interests in ranking an ARPA allocation for housing as "Very Important." (1) Given the age of Waterbury's housing stock, especially in our village centers, we would love to see ARPA funding support a fund for lower income home owners to help them with much needed repairs and improvements. (2) A Waterbury housing fund could also be used to fill in weatherization funding gaps and/or to help homeowners make an initial investment in a renewable energy heat source. (3) Unfortunately we have many absentee "slumlords" who own rental property in town and do not maintain their properties. This really has a negative impact on the options available for many of our residents across the income spectrum to have safe, healthy affordable housing. Perhaps a ARPA funding could be used to study/support a local short term and long term rental registry, similar to the legislation passed, then voted, in the last legislative session. (4) If the ARPA funding parameters allow the money to be used in any way to support a comprehensive housing study, especially as might be an expedient outcome of the Housing Task Force, this seems really important. Perhaps an allocation could be made toward a partnership between the town and state to guide the development of the property which formerly housed Stanley and Masson Hall in such a way that Waterbury's identified housing needs can be further supported. Do we need more housing for seniors, whether those trying to downsize or those who need assisted living options? Is there a need for senior homes for families. If so, could that property be developed to meet one or more needs?
General Comment	Just would like to emphasize the need for affordable housing as soon as possible in our community. It's discouraging to hear about people and families that want to live in our community, attend our schools and work here, but cannot because housing is not available.
General Comment	Silverwicks (or some way (what?) to connect waterbury center and waterbury downtown)
General Comment	I think these funds are an opportunity to catch up. I am confident that the people working for the town already know where the greatest needs are and don't need more studies. They are better informed than any of us. This money is a chance to put behind us problems that have plagued the town, and put in place long term solutions that will last. Infrastructure is clearly one of those. It is hard to get taxes raised for culverts, sewer pipes and bridge repair, and done right these efforts can last for decades. I see do them now and do them right.
General Comment	Anything the town can do to increase support for childcare and early childhood education should be high on your list
General Comment	Basketball court - upgrades and improvements

Type	Comment
General Comment	Recreation appears to be focused on youth. Voters told our population is aging and in the majority, yet they (and) are ignored. Seniors are former volunteers, makers of our community. We have to go to Montpelier to find inspiring local recreation facilities. The pool is a big black hole that we thought money into year after year. We have the reservoir within our boundaries. When the day use area opened in the Center pool uses decreased dramatically. A few years of central it keeping might be useful in making future decisions.
General Comment	Please! No more signs in the village. Main St. is very cluttered with signs/signs.
General Comment	Thanks for seeking community feedback. Providing affordable rec programming including day camps and after school care is very important to our family and the larger community. Throughout the pandemic, the rec program was critical to helping our family of two essential workers remain in the workforce. Kudos to your rec department and fantastic staff. Keep up the good work and find opportunities to expand.
General Comment	More walking trails throughout town like the Vermont path by the state office buildings.
General Comment	Provide support for waterbury dog park which is heavily used and challenged to find volunteer resources.
General Comment	Infrastructure spending to make waterbury a more walkable town - additional sidewalks and paths to connect places that are currently not easily walkable for pedestrians.
General Comment	Ensure we have police coverage at night because we have so many establishments serving alcohol. Keep our streets safe at night so people can enjoy our beautiful downtown.
General Comment	Recreational paths that accommodate individuals with disabilities (e.g. mobility, wheelchair, visually impaired, etc)
General Comment	When the money is spent it should be important that it is one time expense and that the money benefits all equally as opposed to only a few
General Comment	Affordable housing.
General Comment	Public transportation improvements.
General Comment	Energy efficiency incentives
General Comment	Environmental protection
General Comment	These are all important. Prioritizing is difficult without knowing details of funding sources, current state of capital, usage
General Comment	We need affordable housing but sit on areas that already are developed. Loss of habitat is the number one cause for the loss of biodiversity in Vermont and that is caused by cleared land of our natural lands.
General Comment	Infrastructure - nonmotorized bicycle and pedestrian routes. Connect the multiple recreation areas with bike/pedestrian rec paths
General Comment	Equity, inclusion, diversity and accessibility. Work to ensure waterbury is a place where all people, especially BIPOC people, can live comfortably with full inclusion and access to resources needed pertinent to their lifestyle (group activities, hair salons that offer services for a variety of hair types, stores that sell a wide variety of items, sidewalks that allow for wheelchair users, etc.).
General Comment	Services and activities for mature residents and seniors. There seems to be a decent amount for younger folk but not as much for the aforementioned age groups.
General Comment	Road care is essential too. And better cell service is needed. Thank you for all you do to make this town wonderful. You are appreciated.
General Comment	Prue Kennedy Drive and Ashford lane
General Comment	Invest in making the town desirable to live in. Better care for the facilities: Pool, Tennis Courts (road makes them slippery), Keep sidewalks in good repair, bathroom buildings at Civic Rowe, Nice playground at Anderson and hope devey, fix up brookside playground, park row into state complex needs parking, keep trash cans out during winter for dog poop bags.
General Comment	Think about flood mitigation. This has been forgotten about since Irene. Any investments that would help town flood less if there was a big storm? Purchase land around whomever street bridges in dubury so river doesn't have as sharp a turn? Keeping reservoir not 100% full so water can be stored during big storm.
General Comment	I would like to see commitment to water and sewer lines that could help promote affordable housing
General Comment	Environmental protection. Keep land from being developed and cut down. How to keep all the gravel and salt out of the streams. Keep animals safe (roads)
General Comment	I have always felt like there should be a gymnasium and/or field house center that could free up gym space at schools but take in money from basketball, club soccer, and other non school sports as a central sports hub for our communities. Possibly a YMCA where they would assist in finance and operations. A YMCA would give a larger area for after school camp and activities. Also please consider donating to the new skatepark as all donated money is matched by the Tony Hawk fund for a few skateparks. As far as parking, I feel like any pay parking should be municipally run. The town should be taking in money for this unless being the area to someone else outweighs the benefit.
General Comment	A rec center that has a large gym for public use as well as for our students since the HJ gym can't handle the scheduling needs. Supporting the driving athletic community in our town is important. Also a way to recruit or make as friendly as possible restaurant space for a pub but also focus on ethnic cuisine would be fantastic. Lets make Waterbury a destination for athletes that aren't all about beer and celebrate diversity.
General Comment	Whatever its spent must be sustainable for the future. Do not commit to long term maintenance and operational costs. I.e. a building or service must be self sustaining without adding more taxes.
General Comment	A plan for climate change. The study of upper elevation water drainage and how it will affect our roads and populated areas.
General Comment	This was the worse year for mud season on the gravel roads. Shaw mansion was impassable for 5 days. If climate change is here to stay, what is the town going to do different? To improve the gravel roads? Digging the ditches deeper and throwing some rocks on the top is not the answer.
General Comment	Give it back to the taxpayers there are difficult
General Comment	Partnership/collaboration with center chairs



Type	Comment
General Comment	Cross VT trail maintenance and improvements, like receptacles for garbage (like dog waste)
General Comment	Bike lanes, EV charging, Composting toilet, Town wide communication - digital bulletin board
General Comment	Creative placemaking, Downtown pocket parks, Parking lots, Public art
General Comment	Composting, public restrooms and showers
General Comment	Study to construct trails along and around the reservoir.
General Comment	bike and walking lanes on Gurnell Rd and other roads like the Please replace the sidewalks that were removed from Swadsey rd, the "line" that was painted does not prevent any car from cars parking on it making kids going to school walking in the road, it's unsafe.
General Comment	Sidewalks, Not everyone wants to, or is young enough, to exercise on min. bikes or hiking trails. Thank you for the opportunity to participate, I believe recreation is key to bringing more business to the town. Trail maintenance on public lands may be tricky but perhaps explore whether it can be done through partnership with nonprofit? I also think the Town should weight heavily those items that limit recurring lifecycle costs. Focus on one time investments to avoid unintended consequences. Prioritize basic functions to operate first- Infrastructure investments that will lower recurring cost by increasing efficiency. Any EV investments in Town equipment as an example? Brainstorming sessions will help. I do however believe the select board should encourage dialogue to also capture whether a project has recurring "gall" that must be met each year. Those recurring costs may help to establish a "cut line" for good ideas. Food for thought.
General Comment	Watersbury has no venues for the performing arts, movie theater, etc. Would be great to have evening activities to do apart from drinking and eating! (And inside, so not weather dependent!)
General Comment	Creative ways to create job opportunity to lift people from poverty
General Comment	I'd like to see a portion of the funds go to our valuable public library and it's employees. They have been a cornerstone of this community and are doing so much to help people in their time of need from computer access for job applications to housing programs for tax season assistance and so much more!
General Comment	Can any of this money go towards the schools that desperately need work and can't get funds passed? This would help tax payers and children in our community.
General Comment	I would like to see an investment in helping homeowners make the necessary improvements to lower their carbon footprint and energy bills. A PACE program similar to <a href="http://www.commonshews.org/sites/default/files/2017/04/Article=12140&amp;page=#.VosdyrTLV">http://www.commonshews.org/sites/default/files/2017/04/Article=12140&amp;page=#.VosdyrTLV</a> would help homeowners finance improvements and pay for themselves over time.
General Comment	More (any!) Rec programming that isn't just summer/vacation camp
General Comment	Affordable long term housing is the most important category to me
General Comment	Housing is vital, if there's any way to incentivize regarding existing structures, prepping lots to be more attractive, putting effort into an ARBIS impact survey, or otherwise dealing with the housing crisis that is in front of us.
General Comment	Needs of the senior community.
General Comment	Buying power lines on stone street
General Comment	A new improved pool away at the Anderson complex modeled after the one in St. Albans would be AMAZING!
General Comment	affordable and safe housing for increasing elderly population
General Comment	I think you should explore purchasing the Ice Center, it really should be a municipal owned operation as other rinks are in the area. My guess is that the Ice Center has difficulty competing with municipal owned facilities.
General Comment	Managing traffic/parking at Blush Hill reservoir
General Comment	Would love to see some improvements to the paths down by the river in the village. Maybe even some collaboration with dundbury to make a rec path loop along the river that would be safe to bring kids on. So we didn't feel like we needed to go to Stowe with the kids on their bikes. Also more trails down by Hope dairy to walk with the kids. I appreciate that we have lots of swim programs, but the pool seems like a high expense item for the amount of time it is open during the year and the fact that we have the reservoir in town where kids can also swim, thanks for your efforts on this and reaching out to the community for feedback!
General Comment	I wonder about covering the cost of pick-up composting for in town residents. Composting is essentially mandated in VT and MANY towns offer the service to their residents free of charge. Many people in town do not have space to compost in their yard (or they rent and do not even have the option to compost directly). Take away composting in town could also help decrease vermin activity. A local pick-up service is \$40/month to compost effectively (every week) which is expensive and adds to the insupportable cost of living in Waterbury, if Waterbury is going to stand by the environment, then residents should make composting an option for everyone.
General Comment	Bike paths!

