

**TOWN OF WINHALL
PLANNING COMMISSION
“Public Notice”**

The Planning Commission will hold an in-person Public Hearing on December 19, 2023 at 7:30 PM at the Town Hall in Bondville located at 115 VT RT 30. The purpose of the Hearing is to consider an amendment to the “Village of Bondville” section of the Winhall Town Plan to make it possible to designate a “Village Center.” A report on the proposed changes along with the amended text may be found on www.winhall.org on the Planning Commission tab. These documents are published with this Notice and are also available during the Town Clerk’s regular business hours.

Winhall Planning Commission

**Town of Winhall Planning Commission
115 Vermont Route 30- Drawer 4
Bondville, Vermont 05340**

RE: REPORT ON PROPOSED AMENDMENT TO WINHALL TOWN PLAN

This report is in accordance with 24 V.S.A. §4384(C), which states: *“When considering an amendment to a plan, the Planning Commission shall prepare a written report on the proposal. The report shall address the extent to which the Plan, as amended, is consistent with the goals established in §4302.”*

The Plan, as proposed to be amended, is consistent with the objectives of the Town Plan and goals established in 24 V.S.A. Section 4302. The Windham Regional Commission determined the current Plan was consistent with the State planning goals on February 14, 2017.

The amendment to the section of the Plan titled “Village of Bondville” is being proposed to allow the Town of Winhall to submit an application for a Village Center Designation for the Village of Bondville with the Vermont Department of Housing & Community Development.

It is important to understand that this proposed amendment will not change the current Land Use Map or alter the designation of any land area; it will however provide evidence that the municipal plan includes the intention to apply for a Village Center Designation which is a separate process.

This proposed amendment is necessary in order to support the continued vitality of the Village of Bondville and preserve and vitalize the village center and to further the objectives stated in the Town Plan to accommodate growth, encourage a diverse economy as well as further the Statewide goal of retaining compact villages separated by rural countryside.

Currently within the village there are very limited, if any, opportunities to expand existing or create new uses due to the lack of wastewater disposal capacity, water supply, and parking. Those three functions often conflict with one another as land uses.

The land area to which this amendment would apply is currently designated as the Village Zoning District. The land uses within the district are mixed commercial uses and some residential uses. The potential future Village Center Designation would allow the Town to apply for Grants to study the feasibility and construction of a forced main to benefit from an allocation for sewerage in the WSFD #1. This would make it possible to further develop existing properties as well as undeveloped land in the Village Zone for housing and other uses.

Respectfully submitted by the Winhall Planning Commission on October 30, 2023.

From DHCD Village Center Designation Program Application Guidelines:

Evidence that the municipal plan includes the intention to apply for village center designation and the municipal plan explains how the designation would further the plan and statewide goals (include municipal plan excerpts).

VILLAGE OF BONDVILLE

In the Village of Bondville, development is characterized by a concentration of structures and land uses. Bondville is designated as a Village District in Winhall's Land Use Plan. Bondville does not have public sewer or drinking water facilities. All such facilities in the Village are privately owned water systems which include drilled, dug, and spring fed wells and individual septic systems which are either mound or below grade septic systems. Approximate locations of the septic disposal and water supply systems in the Village are shown on the Well and Septic Systems Map contained in the Bondville Village Water & Septic Capacity Study. Results of this study would be used to understand if the Village was nearing the limits of its present capacity and to help the Town with planning to accommodate future growth.

In Bondville there is one private water system connecting a number of properties to a spring fed water supply. This supply runs along Route 30 and is gravity fed. It is unlikely that this system can be expanded to serve broader commercial or residential needs.

Survey Results

The study consisted of 42 parcels of land held by 33 property owners. Out of the 33 surveys sent 70% of the property owners responded. The data gathered by the survey indicated that parcel sizes ranged from over 10 acres to less than .25 acres. Buildings in the Village are a mix of uses consisting of single-family homes, apartments, businesses and combinations of businesses and homes. 40% of owners have either owned or resided in the structure for over 20 years, have drilled wells, have standard in-ground septic systems that were installed between 1970 and 1990, and have septic tanks with capacities in excess of 1,000 gallons.

Any expansion of community facilities and businesses within the Village center would require increased water and septic capacities. The study findings suggest that such an increase could be difficult. There are a few parcels near the Village center which may have the carrying capacity needed to add septic systems and allow for new wells for potable water.

Municipal Services Agreement

There is a Municipal Services Agreement between the Stratton Corporation and the Town of Winhall which provides for, among other things, the reservation of 20,000 gallons per day of sewage treatment capacity for such purposes as the Selectboard shall direct. The capacity reservation may be sold or transferred as may be necessary to alleviate or abate disposal deficiencies within Winhall.

Village Policies

1. Development in the Village District is characterized by a concentration of structures and land uses devoted to small-scale commercial, residential, governmental and recreational uses. The Village of Bondville has historically been, the center of such mixed-use activity in Winhall.
2. Town planning for change and growth within the Village should be guided by the following considerations: (1) future village land needs; (2) encouragement of residential and commercial uses; (3) provision of adequate municipal services and facilities; (4) preservation of architecturally and historically significant buildings; and (5) preservation of open spaces.
3. The character of the Village of Bondville is an important social and economic asset to the community. Therefore, development should be carried out in a manner which improves and enhances the attractiveness, cohesiveness, and utility of the Village.
4. In order to support the continued vitality of the Village of Bondville, the Town intends to apply for a Village Center Designation. The Village Center Designation will support the Town's efforts to preserve and revitalize the historic village center of Bondville and will further the statewide planning goal of planning for "...development so as to maintain the historic settlement pattern of compact village and urban centers separated by rural countryside."

Village Recommendations

1. The Town recognized that existing site conditions presented limitations to future development within the Village. Therefore, the Town recognizes that additional business opportunities could only occur by expanding the commercial zone.
2. To enhance the Village of Bondville, the Town encourages the restoration and preservation of existing Village buildings, the use of appropriate landscaping materials, and the implementation of design standards for architectural and other improvements.
- ~~2-3.~~ Submit an application for a Village Center Designation for the Village of Bondville with the Vermont Department of Housing and Community Development.