

Town of Peacham 2020 Vision



Agenda

- **Project History**
 - **Economic Committee and Collaborators**
- **Needs**
- **Principles**
- **Five Key Elements**
- **Goals**
- **Assumptions**
- **Defining a Strategy**
- **Next Steps**



Setting the Stage

- **Library and Fire Station Improvements (early 2000s)**
- **Peacham Corner (2003) approved as “Designated Village Center”**
- **Town Plan (2005) identified concerns regarding town facilities**
- **Village Concept Plan (2006)identified problems facing the village for housing, commercial space, parking and athletic activities**
- **Housing Report (2006) also provided additional insight into senior housing in the village and other housing in Peacham**
- **Peacham Corner National Historic District designated (2006)**
- **Economic Committee generated a catalog of available technical assistance and potential funding sources**

Project History

Peacham Economic Committee

- **October 2007 – Workshop to invite local organizations to become part of the brainstorming process**
- **Workshop led to the organization of the Collaborators group to examine the public and non-profit space needs for the entire village**
- **Open invitation to all organizations and individuals interested in brainstorming**
- **October 22 Meeting – An opportunity to share ideas and broaden the group to refine the process further**

Participants

- Peacham Economic Committee (appointed by Select Board)
 - Charlie Browne
 - Barry Lawson
 - Tim McKay
 - Gib Parrish
 - Mel Reis
 - Ed Stretch (advisor)

Participants

Volunteer Collaborators

- Harry Barnes, Peacham Community Housing
- Cathy Browne, Educator
- Dick Browne, Peacham Select Board
- Bruce Courtot and Deb Vogini, Friends of Peacham School
- Dave Edwards, Consultant
- Becky Jensen, Peacham Library, Peacham Listers
- Dave Jacobs, Design Advisor
- Barry Lawson, Economic Committee, Peacham Community Housing
- Dave Magnus, Astronomy Foundation
- Tim McKay, Peacham Select Board, Economic Committee
- Gib Parrish, Peacham Planning Commission
- Jo Anne Post, Peacham School Board
- Mel Reis, Peacham Historical Association, Economic Committee
- Diana Senturia, Prudential Committee, Peacham Historical Association, Peacham Community Housing
- Julian Smith, Architectural Advisor
- Ed Stretch, Development Advisor
- Dart Thalman, Peacham Community Housing, Peacham Historical Association

Participants

Professional Advisors

- Andy Broderick, Housing VT
- Paul Bruhn, Preservation Trust of Vermont
- Christine Graham, Independent Consultant
- Noelle Mackay, Small Growth Vermont
- Steve Patterson, NVDA
- Steve Pitkin, Independent Consultant
- Don Robisky, VT Agency of Natural Resources
- Mary Sprayregen, from Rep. Peter Welch Office

Needs

- **Efficient Town Hall Use**
- **Recreational facilities**
- **Town Meeting Space**
- **Storage for Historic Collections and Archives**
- **Café/Small Convenience Store**
- **Upgraded Senior Housing**
- **Affordable Housing**
- **More Efficient Use of Space (indoor and outdoor)**
- **Parking**
- **Cost Containment**

History

Peacham Economic Committee

- First challenge – Peacham Town Hall
 - Egress problems – space for Town Meeting
 - Water drainage and sewage
 - Aging and inefficient furnace
 - Basketball court – interference with first floor activities
 - Space needs – inappropriately placed vault
 - Post Office – inefficient use of space
 - Meeting space reconfiguration (Town Clerk, Select Board meeting space, Lister's Office, Planning Commission, Zoning Board of Adjustment)
 - Subcommittee reviewed ten other area Town Halls to evaluate their recent renovations or new construction.



Principles

- **Maintain the scale, the traditions, and the rural character of Peacham.**
- **Preserve important historic and cultural resources for future generations.**
- **Enhance community vitality.**
- **Encourage a variety of housing units to be available to all income levels.**
- **Provide public and private services in the future for town residents.**

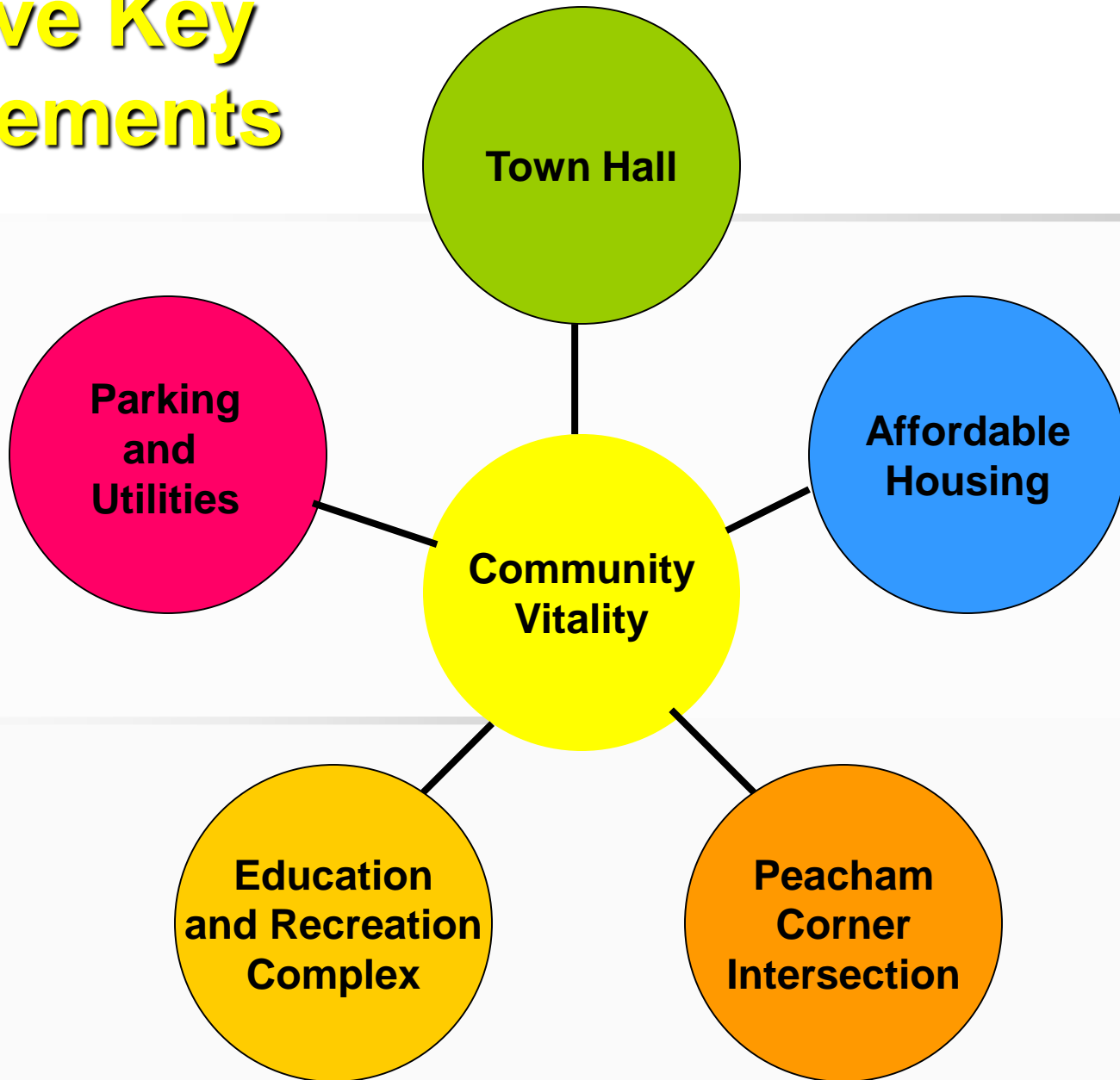
Goals

- **Assure adequate secure space for all town functions in the village as well as integrating this goal with collaboration with other organizations (businesses, non-profit groups, and other institutions) in their search for improved facilities**
- **Strive for greater energy efficiency in buildings and encourage sustainable environmental stewardship.**
- **Reduce the need for car travel by enhancing and centralizing local services, reducing daily trips for convenience shopping, improving pedestrian ways**

Goals

- Enhance indoor and outdoor recreation/athletic facilities in town and health and wellness programs. Provide social gathering places for young and old.
- Enhance opportunities for affordable housing and home ownership for young families and the senior population.
- Maintain safe and secure storage facilities for town and historical records and artifacts.

Five Key Elements











WALKWAY
NOT
TOLERATED
TOWNSHIP
BY-LAW 1000/2015

NO
PARKING
FIRE
LANE

Assumptions

- Continued slow population growth of the town – in the short run, less than 1% per year – town population in 2020 to be about 800. Continued aging of the population in the short run.
- Property taxes will continue to rise due to the fact there is little tax base beyond residences.
- Peacham Corner will continue to be preferred as the focal point for town activities and services as well as social interaction.

Assumptions (cont.)

- The post office will continue to be a central part of the town.
- Long-term demand for affordable home ownership by younger families that has largely gone unmet in the recent past.
- Following national trends, there will be an increase in adult learning and attention to physical health care and wellness for the entire population.
- Transportation costs continue to rise, leading to more “eat local/shop local.”
- Based on its commitment to preserving its historic resources, Peacham will utilize and renovate its existing buildings and minimize new construction.

Five Key Elements

1. **Peacham Town Hall and its immediate area** _____
2. **Affordable housing including the Senior Housing Complex**
3. **Peacham Main Street/Church Street Intersection and its facilities**
4. **The Education/Recreation Complex**
5. **Parking and Utilities – Water, Sewer, Electricity, Cable**

Collaborators' Ideas

- **Town Hall**

- **Renovate first floor to provide more efficient space for Town Clerk, Listers, and more adequate meeting space for Selectboard, Planning Commission, Zoning Board of Adjustment and others**
- **Reuse of the second floor (gym), perhaps to the Peacham Historical Association for collections storage, research, office, and exhibit space**

- **Senior Housing Complex and Beyond**

- **Replace Science building, upgrade Kinerson, gradually improving housing facilities and access to community services**
- **Develop other affordable opportunities for young families (not necessarily in the same location as the senior housing)**
- **Consider market-driven housing for elders, with common amenities, smaller living units**

Collaborators' Ideas

- **Peacham Main Street/Church Street Intersection**
 - **Realign Church Street, improve traffic flow, remove short-cut in front of Jensen's house**
 - **Improve parking and landscape for commercial area**
 - **Transform bus barn/old town offices in business space, possibly for café/store**

Collaborators' Ideas

- **Education/Recreation Complex**

- At some point, construct a multi-purpose community center near the school and athletic field to include gymnasium, other exercise facilities, performance space, emergency shelter and possible town meeting venue
- Relocate tennis court(s) and 'rehabilitate' soccer and baseball fields, install track around athletic fields

- **Parking and Utilities**

- Improve Church Street drainage
- Rehabilitate water pipes for village system
- Study and take relevant steps to improve septic systems
- Consider buried electrical lines, improve Internet accessibility

Developing a Strategy

- Prepare a draft plan that is financially realistic to present to the community for scrutiny, discussion, debate, and refinement.
- Continue to develop a capability to pursue grants and loans by informing state, federal, and non-profit organizations of our community-wide effort.
- Peacham Community Housing – 15-year plan for affordable and senior housing and related services (with Housing Vermont)
- Develop a draft capital improvements program

Developing a Strategy

- Assess adequacy of village water and septic systems
- Of key importance – Be realistic with proposed plans:
 - Assess current needs, costs and potential sources for funding
 - How the development plan would be staged?
 - How the plan can be implemented effectively without placing excessive burden on taxpayers?
 - Determine priorities and focus on one or two projects at a time
 - Build on the success of each finished project

Next Steps

- **Broaden the community dialogue**
 - **Assess costs and sources of funding**
 - **Incorporate appropriate elements of this plan into the Peacham Town Plan due for approval in 2010**
 - **Start a project!**
-

Thank you

Five Key Elements

#1 Peacham Town Hall

- Historic Building
- Central Location
- Post Office/Town Offices
- Failing furnace
- Egress Issues – can't hold Town Meeting
- Space/Security issues for Town Offices – clerk, listers, PC, Zoning, maps, etc.
- Post Office – utilizes more space than needed
- Vault – placed in the center of the building
- Conflict between basketball use and other building occupants
- Parking
- Shared meeting space for Select Board and other town agencies
- Tennis court
- Energy efficiency



Five Key Elements

#1 Peacham Town Hall

- Julian Smith provided initial drafts of plans (basic, moderate, ambitious) incorporating PHA, new town office space needs, revised post office area, and relocated vault
- Group decided upon Moderate Plan Option
- Diana Senturia obtained information from Fred Fortin on the renovations made to the Town Hall and she is speaking to the U.S.P.S. She also provided existing space used for PHA and proposal for new space. Julian incorporated this into Moderate concept.



Peacham Historical Association Buildings

Historic House



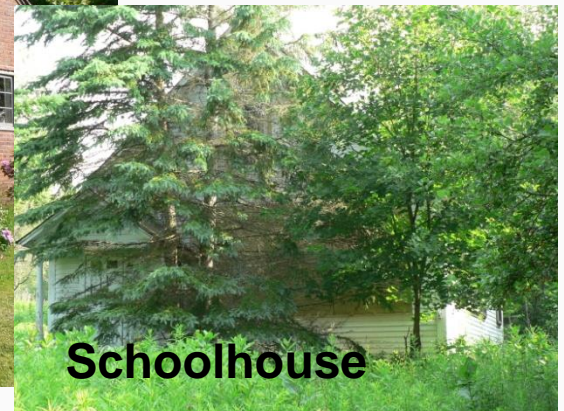
PHA
Archives



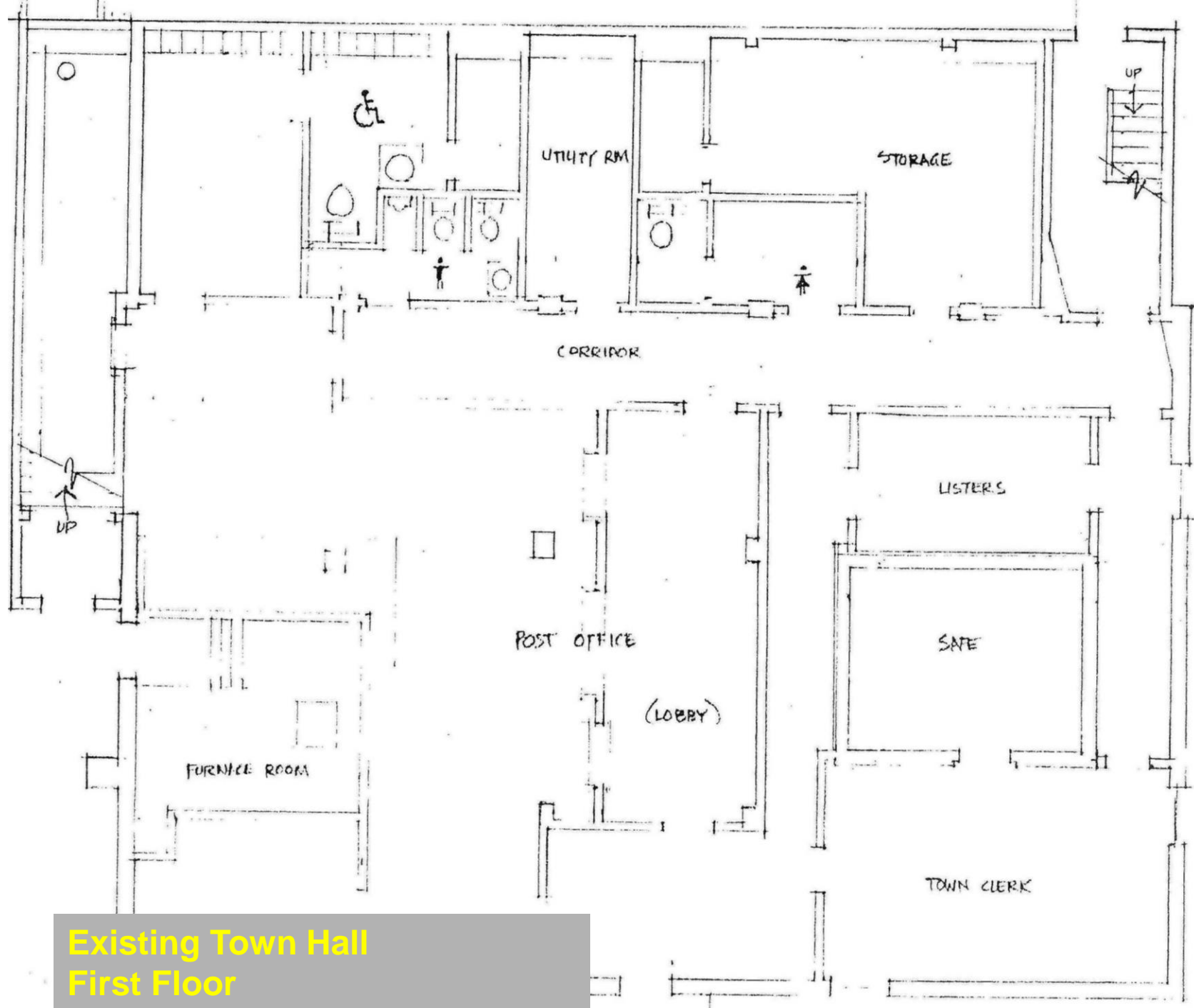
Outgrown existing space



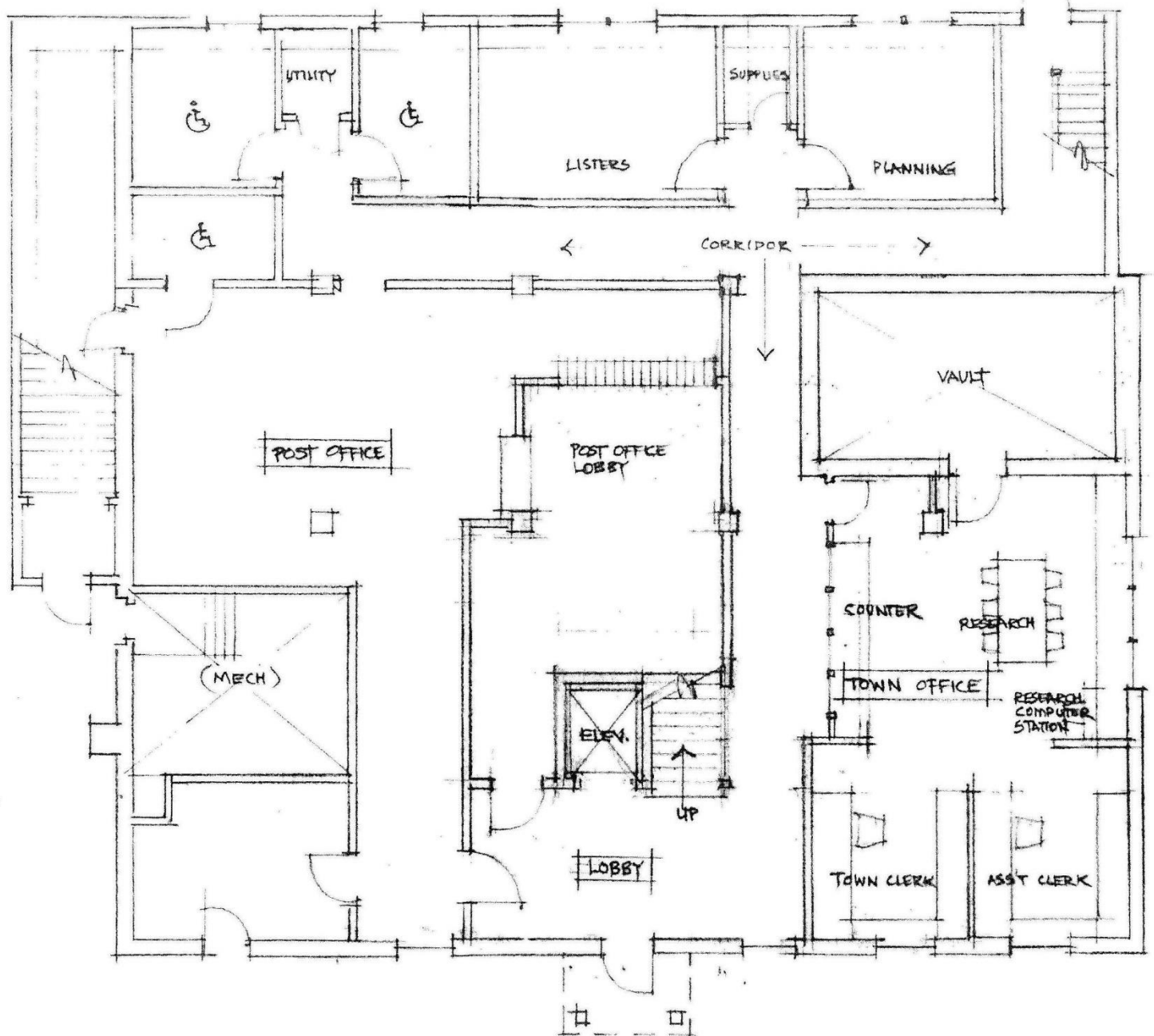
Blacksmith Shop



Schoolhouse



**Existing Town Hall
First Floor**



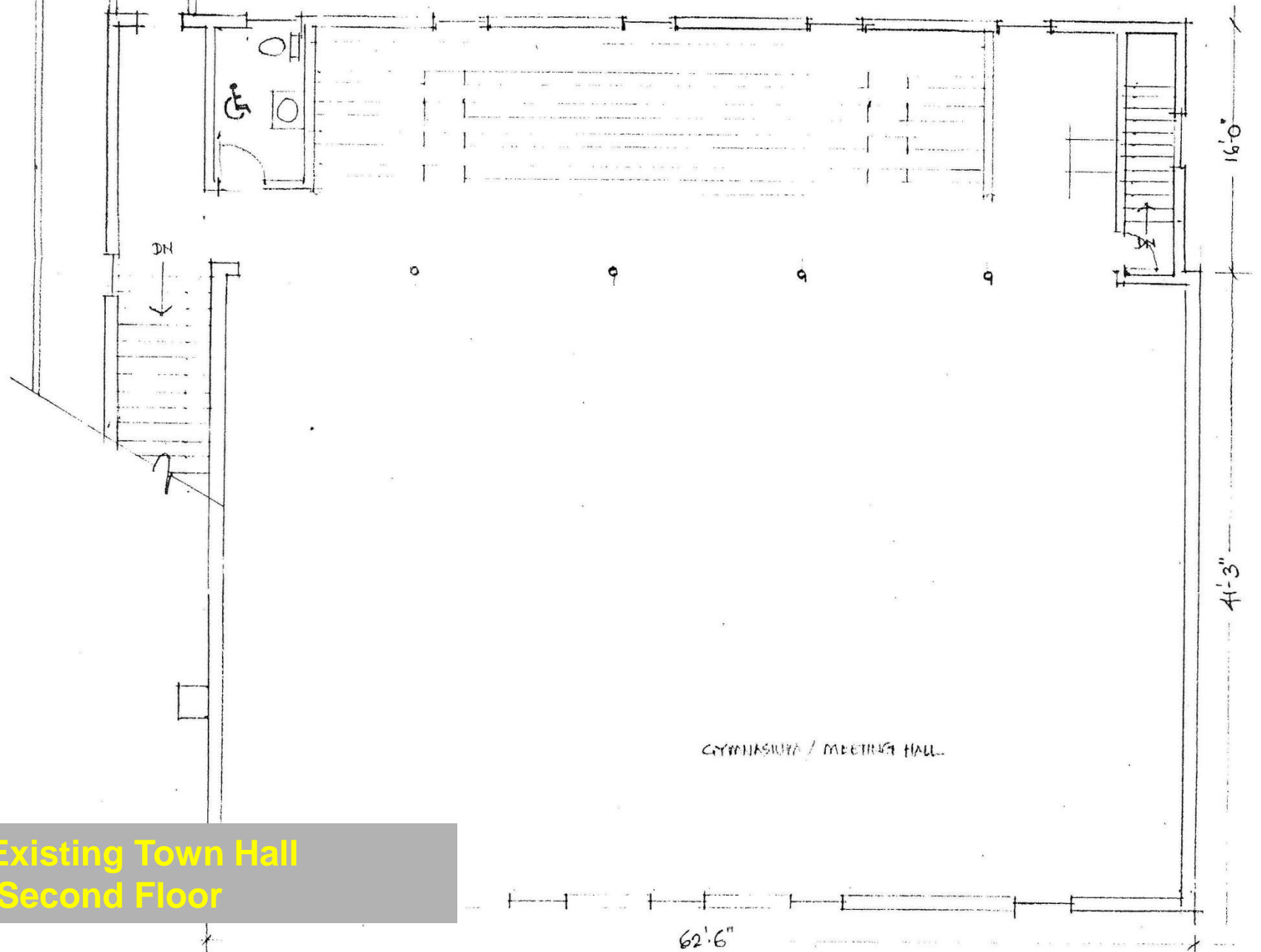
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TOWN HALL BUILDING
PEACHAM

OPTION D
1/8" = 1'-0"

J. South
2008.03.06

Existing Town Hall
Second Floor

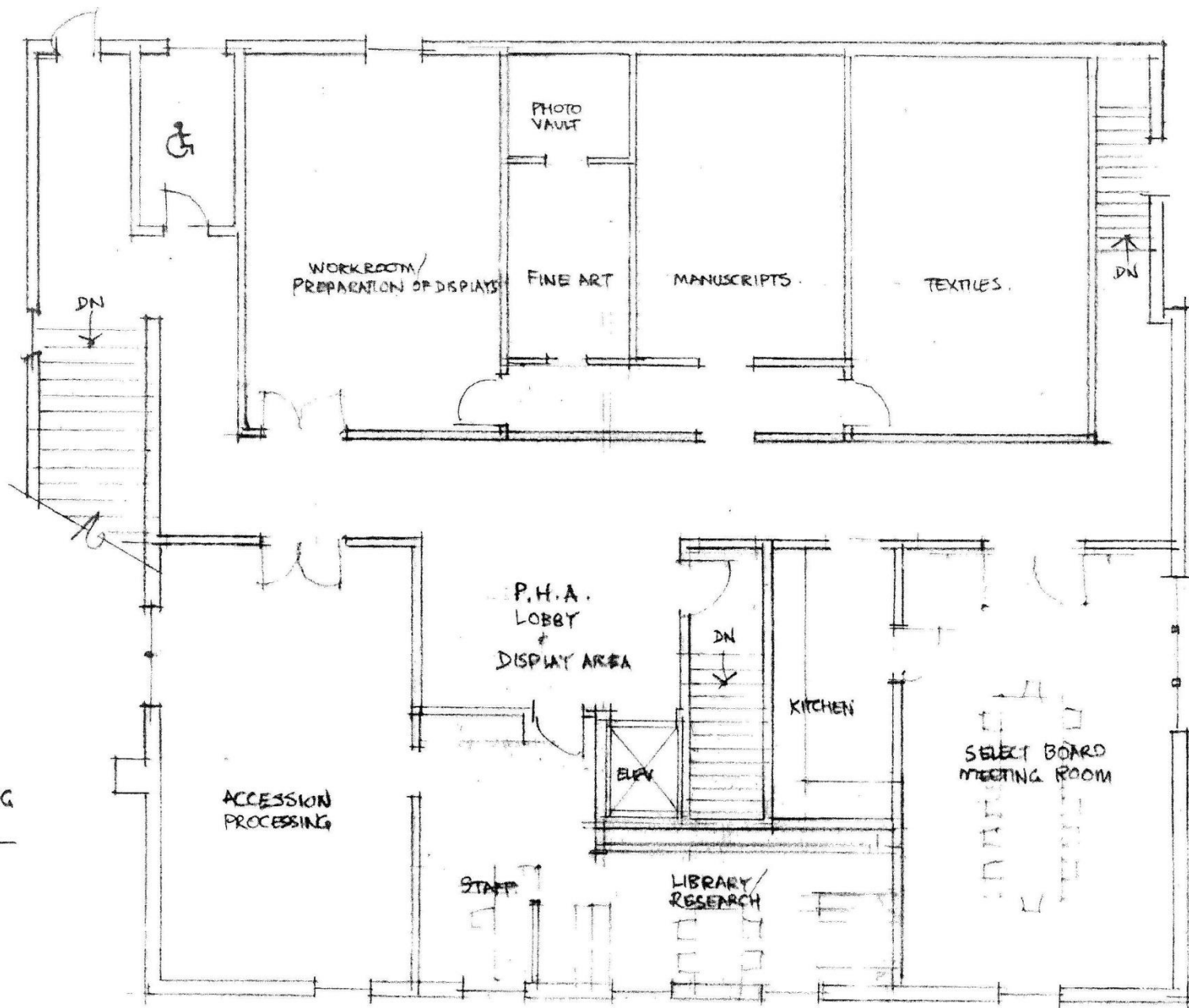


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TOWN HALL BUILDING
PEACHAM

OPTION D
1/8" = 1'-0"

ESmith
2008.08.06



Moderate Plan

- Move gym to school – build community center – build with “green technologies” in design plan
- Reduce post office size
- Move vault
- New clerk and assistant clerk, listers, planning/zoning and selectboard space
- Move PHA upstairs
- Selectboard/public meeting room
- Storage Areas
- Map viewing

Five Key Elements

#2 Peacham Senior Housing

- Central location
- Deteriorating Science Building - rehab or new construction
- Parking
- Access to housing and other facilities in area
- Consider provision of basic services for residents
- Address demand for non-subsidized housing for seniors



Five Key Elements

#3 Peacham Main Street Intersection

- Central location
- Old Town Office now owned by Peacham Community Housing/VH
- Reconfigure parking – supplement library parking
- Sewer/Water issues
- PHA Offices/Archives are Upstairs – PHA has outgrown this location
- Potential café/store/commercial center incorporating 'bus barn'
- Improve traffic circulation and remove dangerous curve - engineering studies have begun





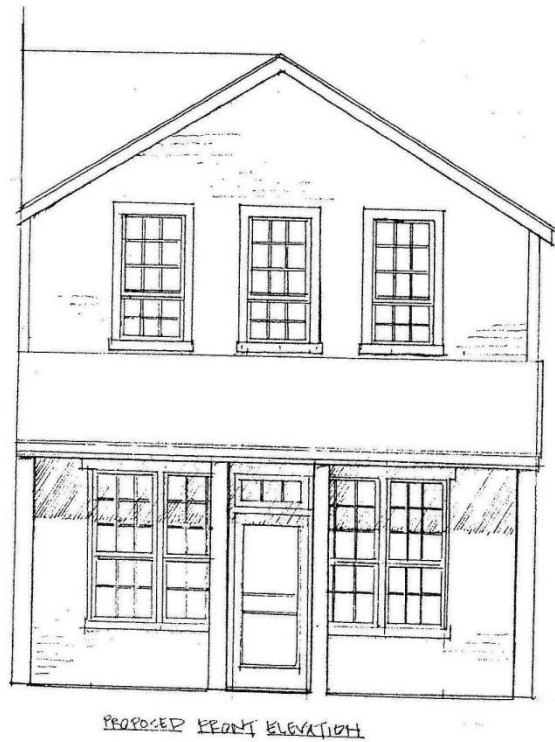
Potential Cafe is circled – first floor



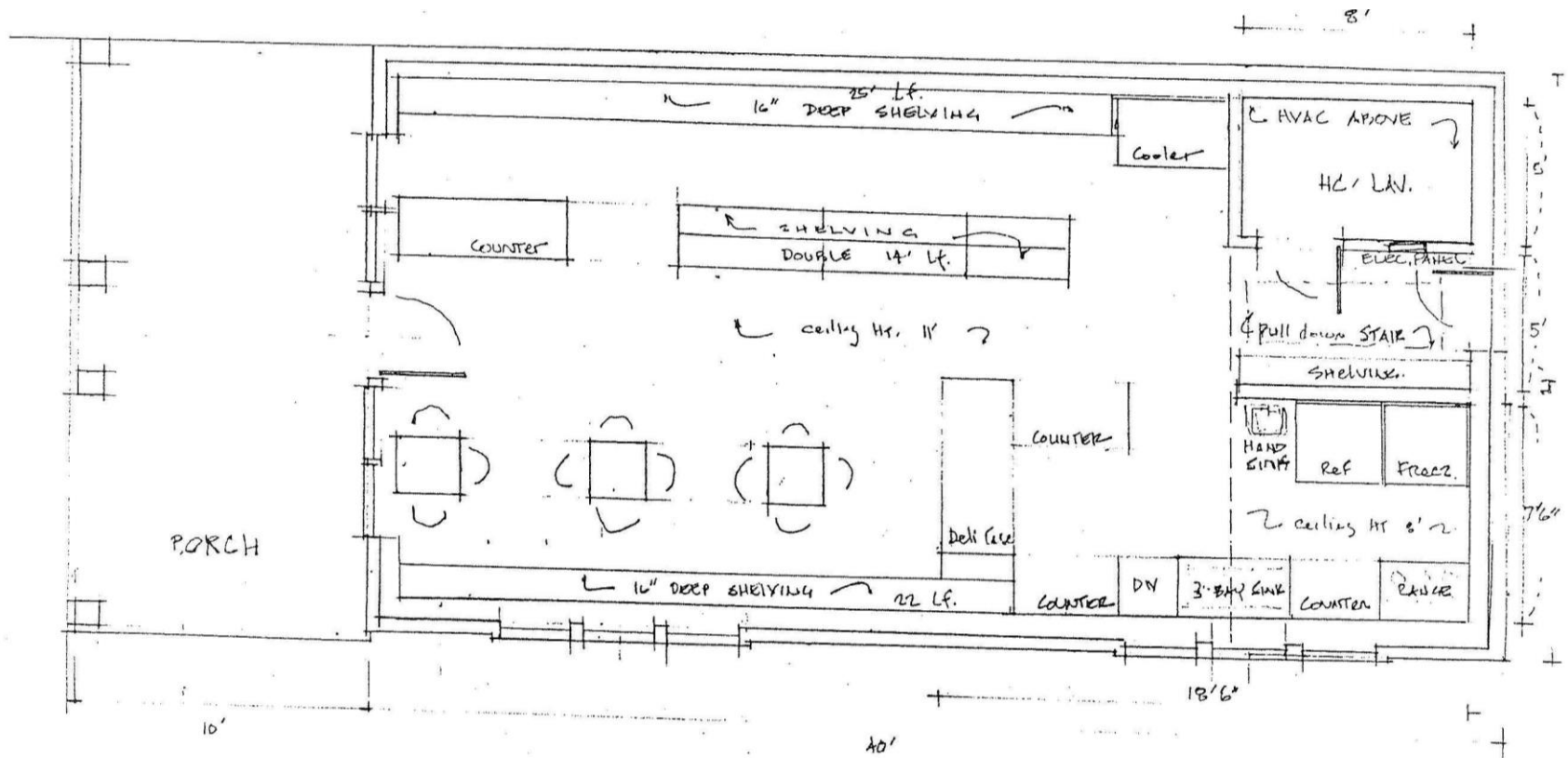
**Eliminate dangerous
curve in road**



Improve parking



Initial plans for front façade of cafe



Initial interior layout of cafe

Five Key Elements

#4 Education/Recreation



- Replace current gymnasium with new community center providing sufficient space for Town Meeting, indoor recreational activities, emergency shelter, performance venue -- usable by all groups.
- Upgrade facilities to expand health and wellness needs for future residents (walking trails, fitness runs, XC trails, etc.) Connect trails to Town walking trail plan being developed currently.
- Highlight existing facilities and the effort to centralize facilities (playground, basketball, baseball field, soccer field, tennis court(s), barbeque pits, etc.)
- Assure adequate parking to serve all facilities/activities



New playground with BBQ /picnic area

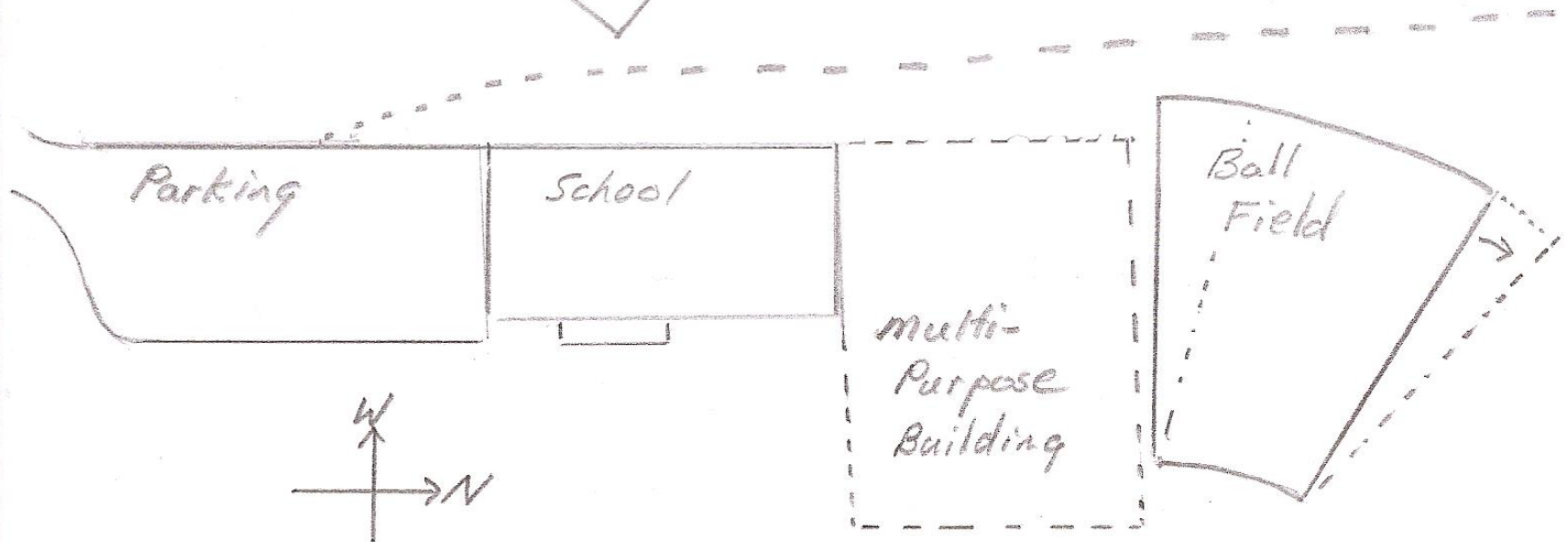


Abandoned outhouses/snack shed



Soccer field connected to school by nature trail

Log Cabin



Parking

School

multi-
Purpose
Building

Ball
Field



Five Key Elements

#5 Utilities – Water, Sewer, Cable, Electricity, Cell

- **Sewer – underlying requirement for almost every key element. Explore solutions appropriate to Peacham**
 - **Water - estimated \$200,000 repair needed in village to replace old pipes by 2013**
 - **Bury cable/fiber/ electricity**
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- **Broadband and/or cable coverage for village**
 - **Consider facilities to provide for cell phone coverage in village and beyond**