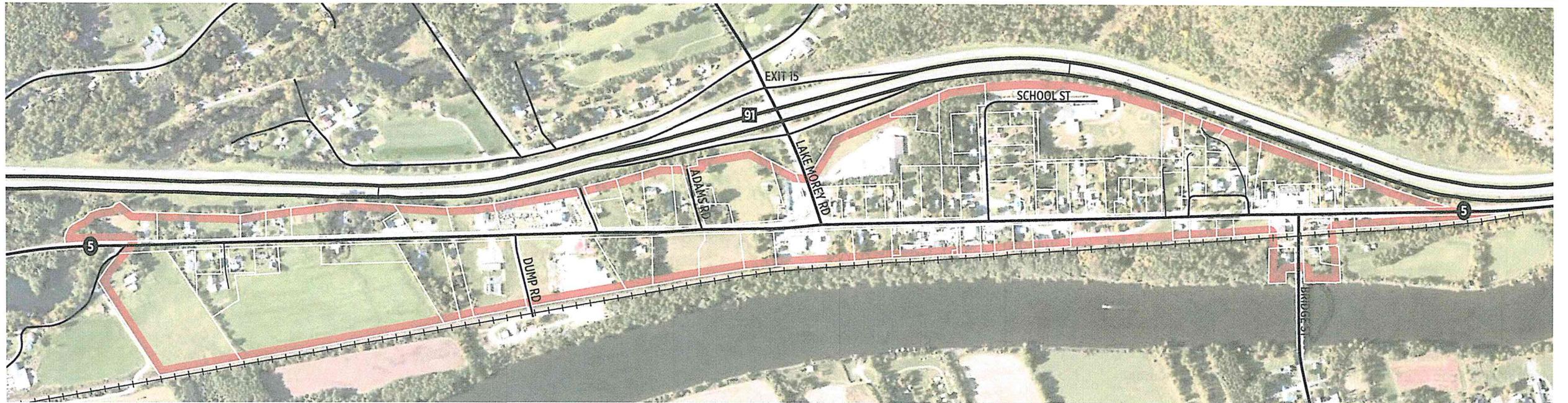


fairlee village center
BUILD-OUT ANALYSIS AND CAPACITY STUDY



EXECUTIVE SUMMARY

Purpose. A build-out analysis allows a community to see, under its existing regulations, what an area will look like when all land is developed to the extent allowed under current law. A build-out analysis provides an estimate of the total number of dwelling units and commercial/industrial square footage that could result if all the buildable land within a specified area is developed if local zoning and subdivision regulations remain unchanged. The results of the analysis typically are conveyed through maps and tables.

This information is instrumental for estimating future demands for public infrastructure. It allows a community to test its development regulations and get a glimpse of its possible future when all the remaining buildable land is developed to the maximum extent allowed under existing regulations. The analysis enables the community to make more informed decisions in their development regulations and planning for the future.

It is not the purpose of this analysis to project the most likely development scenario for Fairlee’s village center. Rather, it is to test the suitability and effectiveness of the town’s zoning regulations to guide development in accordance with the goals of the Town Plan.

This analysis is also intended to serve as a foundation for future infrastructure planning and to raise awareness about the potential for growth and development in Fairlee’s village center.

The Analysis. This build-out analysis of the future development potential of private property in Fairlee’s village center is based upon the existing zoning, property configuration and ownership, and land development and use. The result of the analysis is a maximum potential for development under the town’s regulations. A more complete description of the build-out methodology is presented on pages 9-10 of this report.

It should be recognized that there are many factors not included in this analysis that affect development outcomes and that land is frequently developed to less than the maximum potential possible under the zoning regulations. Most significantly, the lack of wastewater infrastructure limits the potential for land in the village center to be developed to the maximum potential allowed under the town’s zoning regulations.

Maximum Build-Out Potential and Associated Wastewater Demand in Fairlee’s Village Center

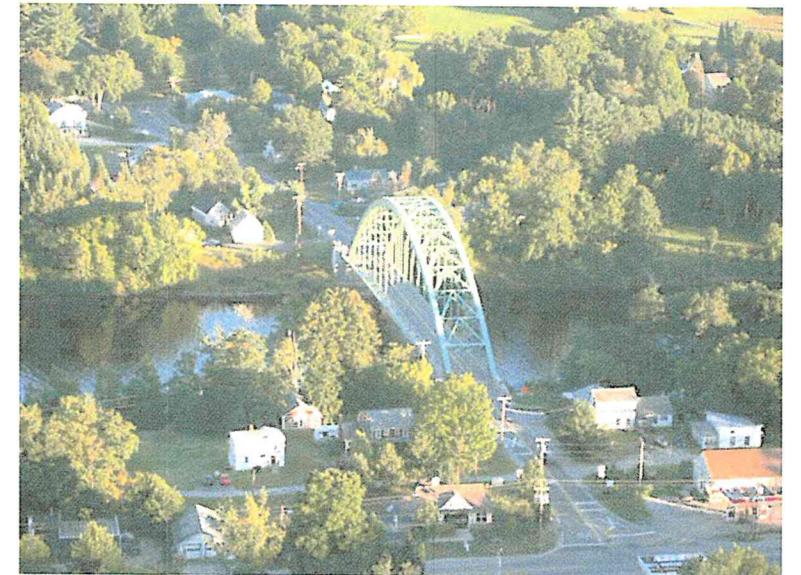
DEVELOPMENT TYPE	EXISTING		MAXIMUM		1-STORY COMMERCIAL		2-STORY MIXED USE			WASTEWATER		
	DUs	FOOTPRINT	COVERAGE	DUs	GFLA	PARKING	GFLA	DUs	PARKING	RES	COM	MIX
Development or redevelopment very unlikely	19	52,190	278,000	26	0	0	0	0	0	7,280	0	0
Development or redevelopment unlikely	41	97,695	696,700	50	248,800	622	162,400	155	561	14,000	16,240	58,880
Development or redevelopment somewhat likely	18	86,387	446,600	46	165,200	413	108,800	107	379	12,880	10,880	40,040
Development or redevelopment very likely	5	63,379	1,089,000	92	499,200	1,248	331,200	346	1,174	24,240	33,120	119,475
TOTAL	83	299,651	2,510,300	214	913,200	2,283	602,400	608	2,114	58,400	60,240	218,395

Parcel area, building footprint, lot coverage and floor area expressed in square feet. Frontage expressed in feet. Wastewater demand expressed in gallons per day. Parking expressed in number of spaces. DUs = dwelling units. GFLA = gross floor area.

The Results. The results of the build-out analysis are summarized in a series of maps and charts on pages 2 through 8 and detailed in a series of tables on pages 11 through 15 of this report.

The final results presented in the table above indicate that there is a maximum potential to increase the amount of housing in Fairlee’s village center by 130 to more than 600 units depending on the form of housing (single-family homes, apartment houses, apartment buildings, etc.). There is also the possibility of adding 600,000 to more than 900,000 square feet of commercial/industrial space depending on the form (single-use versus mixed-use, single-story versus multi-story, etc.). These results indicate that the town’s zoning regulations are likely not a limiting factor on the development potential of the village center.

The Site Plans. Four sites in Fairlee’s village center were selected for site-level analysis and conceptual design (see pages 16 through 20 of this report). The site designs were intended to illustrate development potential and desired development patterns in the village center.



CONCEPTUAL SITE PLANS

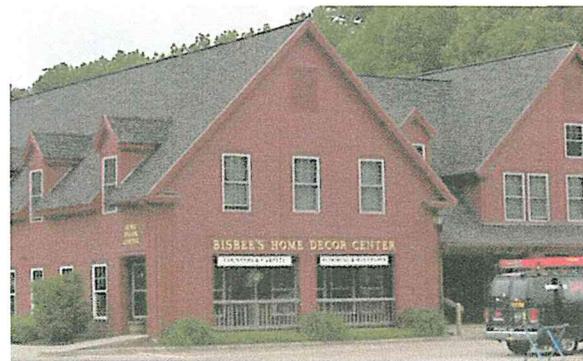
Introduction. Four sites in Fairlee's village center were selected for site-level analysis and conceptual design as shown on the map below. Those sites included the current Amerigas property on Route 5 at the southern end of the village, the Adams lot on Route 5 just south of the Lake Morey Road intersection, the Fogg's Hardware site on Lake Morey Road, and the two lots on the southeastern corner of the Route 5 and Bridge Road intersection. These site designs are conceptual and meant solely to illustrate development potential and desired development patterns. They do not reflect any specific plans the owners may have for these properties. They are not intended to place any limits or expectations on the future use or development of these properties.



FOGG'S HARDWARE

Conceptual Infill Development Plan

The conceptual plan shows how this site could be infilled with additional buildings at the front of the lot that could accommodate office and/or retail uses. Most of the infill development shown is within the footprint of the existing parking area.



ADAMS LOT

Conceptual New Development Plan

The conceptual plan shows how this site could be developed with a destination retail use like an outdoor recreation outfitter that would benefit from a high visibility location at an interstate exit.



AMERIGAS SITE

Conceptual Redevelopment Plan

The conceptual plan shows how this site could be redeveloped with a senior and multi-family housing project. A project such as this would require a change to the town's zoning to allow for a significantly greater density of housing than currently allowed (an increase from 1 dwelling per 20,000 square feet of lot area to 1 per 3,300 square feet).



ROUTE 5 & BRIDGE STREET CORNER Conceptual Redevelopment Plan

The conceptual plan shows how these two lots could be jointly redeveloped with three new multi-story downtown buildings built to the edge of the sidewalk with access to shared parking behind the buildings. This type of development would require the wastewater be treated off-site.

