

Waitsfield Town Office Feasibility Study

Irasville Site Evaluation Matrix - Waitsfield Town Office Expansion Feasibility Study			
Item	MRG Parcel on West Side of Slow Road	TD Bank North Parcel on North Side of Slow Road	MRG Parcel between Shaws and Post Office
Parcel size	Approx. 40,500 sf, 0.93 acres	42,000 sf, 0.96 acres including Skatium parcel	35,200 sf, 0.8 acres with 0.45 acres for building area
Conforming structure	Proposed plan conforms with zoning	Proposed plan conforms with zoning	Proposed plan conforms with zoning
Nonconforming aspects	None	None	Requires Shaws parking easement
Lot size adjustments needed	No	Requires that Skatium deed 1/3 acre to Town	Requires parking in Shaws parking lot
Septic	New system needed; would have to be developed through participation in a Phase of the Waitsfield Waste Water Community Loan Program	New system needed; would have to be developed through participation in a Phase of the Waitsfield Waste Water Community Loan Program	Likely can use existing MRG septic
Water	To be connect to Town water system	To be connect to Town water system	To be connect to Town water system
Vehicular Access	Direct of off Slow Road	Direct of off Slow Road	Off Shaws Parking Lot
Parking capacity	19 new spaces proposed (Zoning requires 13) Site is large enough to easily add 10 future parking spaces.	19 new spaces proposed (Zoning requires 13) Site is large enough to easily add 10 future parking spaces.	Adequate capacity if Shaws approves and uncertain cost
Pedestrian access	Currently no sidewalks but these could be developed over future years	Currently no sidewalks but these could be developed over future years	Currently no sidewalks but these could be developed over future years
Covenants	To be determined	To be determined	Shaw's and Landowners to be determined
Town owned	Would have to be purchased by Town	Would have to be purchased by Town	Would have to be purchased or leased by Town
Additional land required for:			
Septic	Yes, would have to be part of improvements proposed to existing septic systems in the general area in 1 to 3 years with uncertain costs	Yes, would have to be part of improvements proposed to existing septic systems in the general area in 1 to 3 with uncertain costs	No, part of existing Mad River Green Sewage and uncertain cost
Parking	No	Yes. Would have to acquire land from Skatium to create adequate parking	Yes. Use of Shaw's and Post Office Parking
Building	No	No	Minimally
Regulatory concerns	Wetland mitigation and septic disposal are open issues that would have to solved	Wetland mitigation and septic disposal are open issues that would have to solved	Wetland mitigation and septic disposal are open issues that would have to solved
Natural hazards	No unusual risks	No unusual risks	No unusual risks
Impact on Library			
Includes expansion for Library	No	No	No
Makes current Town Office Space available to Library	Yes	Yes	Yes
Future expansion capability			
Growth potential for Town Office Functions	Site could accommodate a 2000 - 4000 SF expansion of Town facilities on this lot	Site could accommodate a 2000 - 4000 SF expansion of Town facilities on this lot	No
Growth potential for other compatible uses	This lot is not large enough to accommodate uses other than the town offices	This lot is not large enough to accommodate uses other than the town offices	This lot is not large enough to accommodate uses other than the town offices
Energy efficiency	Proposed new office building can be high performance building which meets or exceeds the energy code requirements	Proposed new office building can be high performance building which meets or exceeds the energy code requirements	Proposed new office building can be high performance building which meets or exceeds the energy code requirements