

Waitsfield Town Office Feasibility Study

Waitsfield Village Site Evaluation Matrix - Waitsfield Town Office Expansion Feasibility Study				
Item	Joslin Memorial Library and Town Office Site	Wait House and Fire Station Site	Flemer & Compere Barn Site (Lot 3)	Flemer & Compere Farm Stand Site (Lot 5)
Parcel size	13,536 sf, 0.31 acres	84,738 sf, 1.95 acres	203,137 sf, 4.66 acres	36,981 sf, 0.85 acres
Conforming structure	Proposed plan conforms with zoning	Proposed plan conforms with zoning	Proposed plan conforms with zoning	Proposed plan conforms with zoning
Nonconforming aspects	None	None	None	None
Lot size adjustments needed	No	Septic setback easement required	No	No
Septic	New system needed; but no solution identified	New on-site system proposed	New on-site system proposed	New on-site system proposed
Water	To be connect to Town water system	To be connect to Town water system	To be connect to Town water system	To be connect to Town water system
Vehicular Access	No improvements identified	Direct access off of main street	Requires ROW access though Odd Player's lot	Direct access off of main street
Parking capacity	Zoning would require that 13 additional parking spaces be provided if the town office expansion was located at this site; but no additional parking can be developed at this site	19 new spaces proposed (Zoning requires 13) Town office parking is added to Wait House Parking, thereby making all 31 spaces available for night meetings. No additional parking options available unless fire station relocated	30 new spaces proposed (Zoning requires 13) Parking is situated to serve both new town offices and Odd Players 's Hall. Site has adequate area for future additional parking for town office expansion or other uses	19 new spaces proposed (Zoning requires 13) Site is large enough to easily add 10 future parking spaces. Additional parallel parking available along main street for 8 to 12 cars.
Pedestrian access	Most central location in Village Center	In Village Residential District and on Main Street	Within walking distance of Village residences but off of Main Street on a separate access road.	In Village Residential District and on Main Street
Covenants	No, but historically used as a library and is a historic building	No, but fire station use restricts property	Seller wants 25 foot setback along west property line of Lot 4 and wants Town to access site either through Polo Field Lot or though Odd Player's lot.	None
Town owned	Owned by Town	Owned by Town	Would have to be purchased by town	Would have to be purchased by town
Additional land required for:				
Septic	Yes, but none available	No	No	No
Parking	Yes, but none available	No	No	No
Building	No, but adding a building to this site would displace pocket park	No	No	No
Regulatory concerns	Can not satisfy parking and sewage disposal needs	No	No	No
Natural hazards	At risk for future flooding	No unusual risks	No unusual risks	No unusual risks
Impact on Library				
Includes expansion for Library	No	No	No	No
Makes current Town Office Space available to Library	Yes	Yes	Yes	Yes
Future expansion capability				
Growth potential for Town Office Functions	None	Limited expansion possibilities (1500 SF) if fire station remains on site	Site could accommodate a 200 -300% expansion of Town facilities on this lot	Site could accommodate a 2000 - 4000 SF expansion of Town facilities on this lot
Growth potential for other compatible uses	If town offices are relocated then library could expand by 50% if that should ever be desirable	The site could not support additional uses as long as the fire station remains on this parcel	This large lot has adequate area for other compatible uses. The historic barn could be adapted to other compatible uses.	This lot is not large enough to accommodate uses other than the town offices
Energy efficiency	Historic structure offers limited opportunities for implementation of energy efficiency measures	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