

DRAFT

WATTSFIELD TOWN GREEN PLANNING PROJECT

GOALS & OBJECTIVES

1. CREATE A TOWN GREEN BETWEEN THE WAIT HOUSE AND THE OLD SCHOOL HOUSE:

- Create a Town Green by landscaping around and between the Wait House, the Emergency Services building and the old High School.
- Construct a partial one way loop road and associated parking utilizing the Wait House and emergency services drives and parking.
- Construct landscape around town green (see Option A plan).
- Preserve and enhance the view of the cemetery and floodplain from Route 100.

2. EXTEND TOWN GREEN ACROSS ROUTE 100 TO WEST SIDE:

- Create a town green space that crosses over Route 100 and provides a sense of gateway into the community.
- As a gateway, town green and municipal center the area would serve to calm and slow traffic entering into the Village (and school zone) from the North at relatively high speeds.
- Work with property owners across Route 100 (Health Center and relevant residential properties) toward the goal of extending the sense of the town green across the road. Partnerships and property options between the town and relevant properties should be pursued. Simple redesign of the landscape around and between these building could help significantly.
- Encourage development patterns which relate to the historic village pattern of buildings pulled to the street edge with parking and service behind or to the side.

3. **ASSESS AND PLAN FOR MUNICIPAL NEEDS (FIRE, AMBULANCE, TOWN OFFICES, SENIORS, LIBRARY, SCHOOL):**

- **Encourage municipal and emergency services to stay together in order to create an active center as well as capitalizing on cost efficiencies of shared facilities.**
- **Provide ample room for school playground and incorporate school into municipal/ civic area;**
- **Plan for the eventual relocation of the Town offices and meeting space (P.C. Commission, Zoning Board, Selectboard, Seniors), fire department and ambulance into a new building (or buildings) on one or more of the following locations;**
 - a) **pulled up to Route 100 on the same piece of Town property. The fire department and ambulance services could be housed in a building with expanded Town offices. The ambulance is currently seeking a location for a new facility, but has had difficulty in finding a suitable location. The potential exists for the Town and the ambulance service to partner in such a project. A facility could be designed and phased to provide for the immediate needs of the ambulance service and the longer term needs of the other municipal functions. (See Option B Plan).**
 - b) **health center property and/or .5 acre parcel and .23 acre parcel on the west side of Route 100, just south of the Loop Road. These parcels, as single parcels or combined, could be developed for the expanded needs of the health center and/or municipal and emergency services.**