



**Aerial View of Shoreham Village**

This project was funded by a 2020 Department of  
Housing and Community Development Municipal Planning Grant

# FUTURE HOUSING IN SHOREHAM VILLAGE

September 8, 2021

*Addison County*  
Regional Planning Commission



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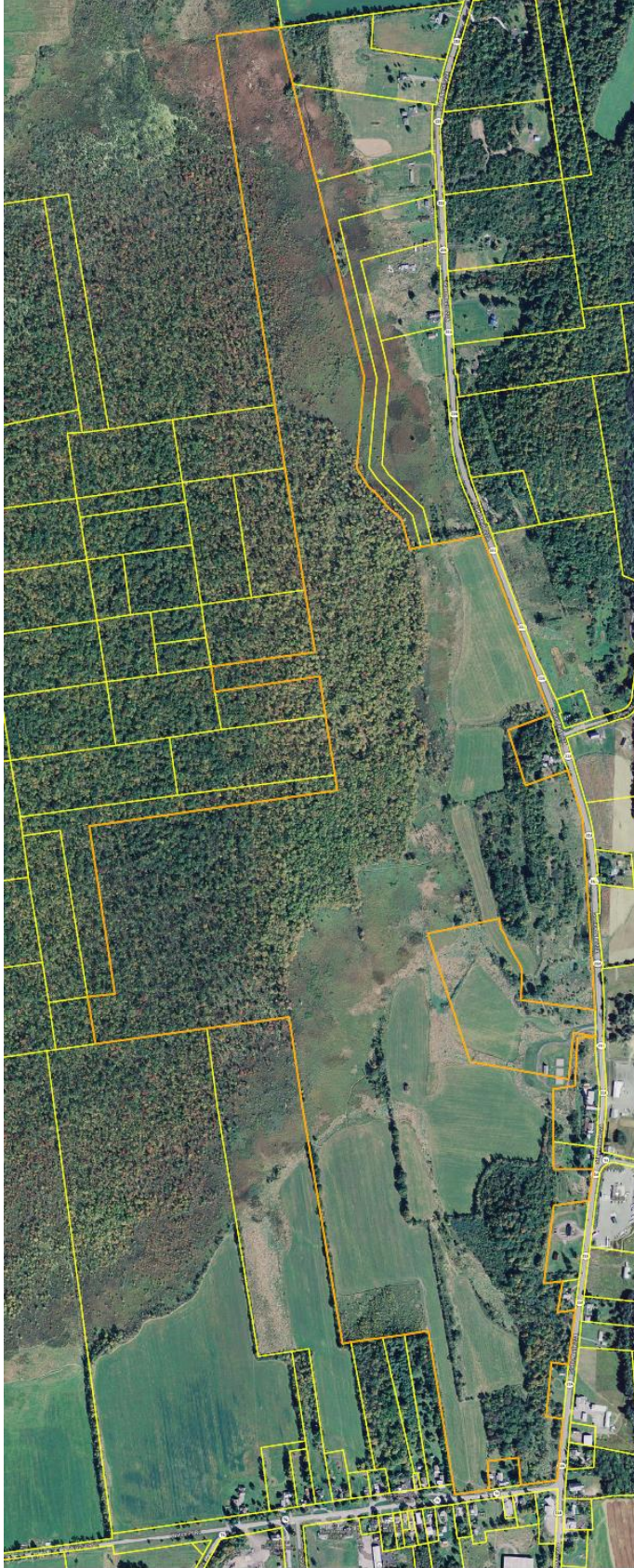
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# Introduction

## MPG application

As with many rural towns in Vermont, Shoreham is struggling to keep its village center vibrant, provide homes for its aging population and young families, attract new business and maintain basic services for the community. The town currently owns 310 acres, known as the Farnham property, its southern portion abutting the village main street. Developing the Farnham Property would give the town more residential opportunities within the historic village area, thereby easing some of the pressures on the agricultural lands and maintain the traditional development patterns. Since 2016, community officials and residents have viewed this property as an opportunity for a mixed-use development, primarily focused on housing, that would address the town's current needs. Even though, there has been broad support for development on this site momentum has stalled due to a lack of direction and vision. The Shoreham Planning Commission felt that if they had a realistic concept to present to residents and potential investors development could be realized on the Farnham Property. In 2019, the town applied for a 2020 municipal planning grant (MPG) to develop a master plan which would illustrate scenarios for the site, visually communicating potential concepts to the greater community.





## Project History

### Farnham Property

The following excerpt from Shoreham's 2016 Town Plan outlines the purpose for acquiring the Farnham property, its site characteristics and its future potential for growth within the village center. "On April 1, 1999 the town of Shoreham purchased the 326-acre Farnham property for purposes of siting the new wastewater treatment facility. Although the facility, which was constructed in 2001, only needed 16 acres, the opportunity and the price of the entire parcel was too good to pass up. The land stretches from route 74 in the Village, north along route 22A for almost a mile, and west into the Cedar Swamp. Town ownership of the Farnham property-with its proximity to the Village, access to the municipal waste-water facility, Tri-Town water, and frontage along the Village residential main street and Village Commercial Route 22A area – give the Town an unprecedented opportunity to direct future growth and development in the Village area and along the Route 22A corridor on some of the remaining 310 acres."

### Farnham Task Force 2016-19

A volunteer community group, the Farnham Task Force, worked to develop a set of recommendations regarding ownership and use(s) of the property. "We began by identifying the physical, geological and political (zoning) characteristics of the property, discussed the Town's perceived future needs, and weighed the pros and cons of a number of possibilities." The Task Force made general land use recommendations for specific areas of the Farnham property that were ultimately incorporated into the current Town Plan and zoning regulations.

**Land Use Action:**

“Develop a plan for use of the Farnham property that will include a mix of affordable housing, light industry, agriculture, recreational activities and other housing and work opportunities.”

**Town Plan Goals and Actions:**

“Ensure affordable housing in Shoreham.”

“Support efforts that result in a diversity of housing options, including senior and low-income citizens.”

“Include affordable housing in Farnham property recommendations.”

**Creation of a new Zoning District:**

Village Park District (VPD)

For the purpose of:

- (1) Enhancing the attractiveness of Shoreham Village by adding additional public space for the community to gather and recreate.
- (2) Defining the limits of Commercial Development along Rte. 22A within Shoreham Village.
- (3) Providing town residents and their dogs —particularly those in the Village—with paths for enjoyment of the outdoors, exercise, and a place for quiet contemplation and relaxation.
- (4) To provide an undisturbed woodland area for study of local wildlife and plants by the town school’s classes or other groups;
- (5) To serve as a buffer between Rte. 22A traffic noise and the interior residential portions of the Farnham Property

## Farnham Property Master Plan Process

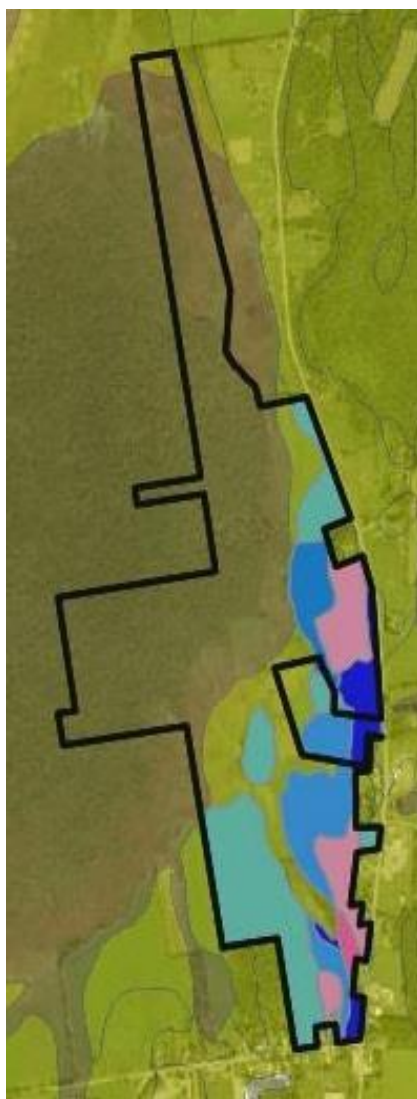
**Public Participation**

The first action of the work plan was to publicize the concept of the project and establish a working group of volunteer community members. In order to reach everyone in the community, many of whom do not have landlines or internet access, the town announced the project in the Shoreham newsletter, as well as on their website, inviting interested residents to attend introductory meetings and/or be part of the working group. The first meetings, held in February and March 2020, were well attended and a group of 8-10 people volunteered to work on the project. After the restrictions of the pandemic became a reality, the working group moved to a remote venue, which was warned and public but not as widely attended by the community as the grantees had hoped. The town website had a page specifically for the project that posted the minutes and graphics of the design process. Shoreham did request a grant extension in order to have more time to publicize and share the project with the community. At the Apple Fest, September 2021, the working group will be presenting the conceptual plan to the community as well as project site walks and next steps.



## Natural Resource Inventory

Understanding site conditions is essential in order to develop a sustainable plan without impacting important natural resources. The cedar swamp, encompassing approximately ½ of the Farnham parcel, is comprised of muck and peat soils and Livingston Clay. The soil types found in the southern and eastern portions of the site are primarily variations of Vergennes Clay, sub-categorized by degree of slope. Several pockets of Farmington silty loam, are located at higher elevations along 22A north and south of the wastewater parcel. Several small and intermittent streams flow out of the swamp towards the south-eastern area of the site. The hydric soils of the swamp and the Livingstone clay are unsuitable for development. All of the surrounding soil types in Shoreham Village and along 22A are Vergennes Clay, VgB and VgC. The bulk of the site is relatively flat, hay fields and swamp, < 5%. The strip of land along 22A, from the rt 74 intersection south to Main Street increases in elevation with some exposed ledges and steep slopes, > 25%.





### Soil Key

#### Vergennes Clay:

-  VgB, 2-6% slope
-  VgC, 6-12% slope
-  VgD, 12-25% slope

#### Farmington Silty Loam:

-  FaC, 5-20% slope
-  FaE, 20-50% slope






#### Livingston Clay:

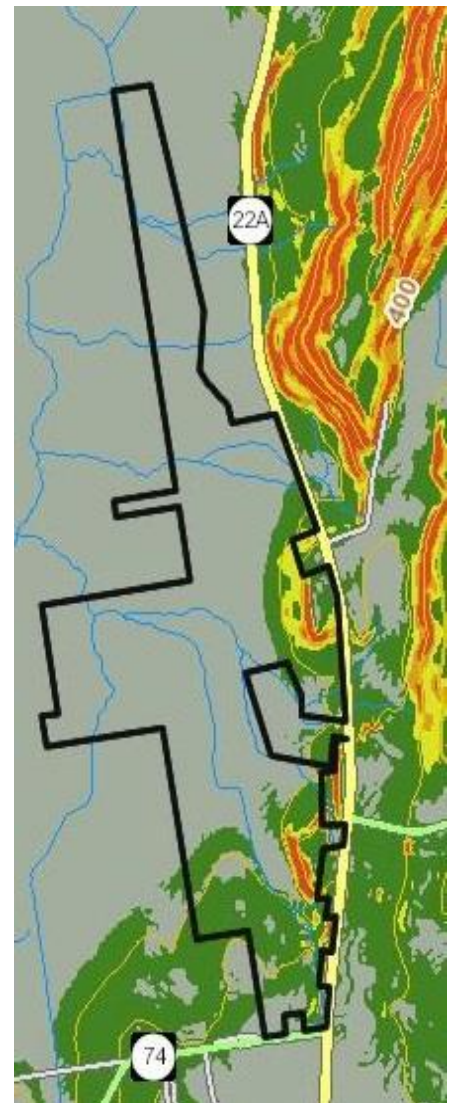
-  Lh

#### Muck and Peat:

-  Mv

### Slope Key

-  <5%
-  5-15%
-  15-20%
-  20-25%
-  >25%







State natural resource data indicates that there are no natural communities or rare, threatened or endangered species found on this site beyond the delineation of the swamp.

The woodland communities found on the site are Red Cedar Swamp, Valley Clay Plain Forest and Northern Hardwood Forest. Hedge Rows delineate fields and provide windbreaks. Young woodland trees and shrubs have grown in on old pastures and remnants of stone walls can be found in the higher elevations on the eastern portion of the site. In 2019 the town of Shoreham designated xx acres as a park district zone.

### Forest Cover

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-  Hedgerows and woods
-  Cedar woods

## Existing Infrastructure, Zoning and Site Amenities

The southern third of the Farnham Property has been zoned as Village Residential (VR), supporting future village scaled development. The VR district has a lot area minimum of .5 acres, equaling a density of 1 unit/.5 acres. The Village Park District functions as a visual buffer from the 22A commercial area and a potential connector, linking residents to services with future multiuse trail system.



### Land Use and Zoning

- Village Commercial
- Village residential
- Low density Residential
- Park District
- Agricultural District

Municipal Waste Water Facility



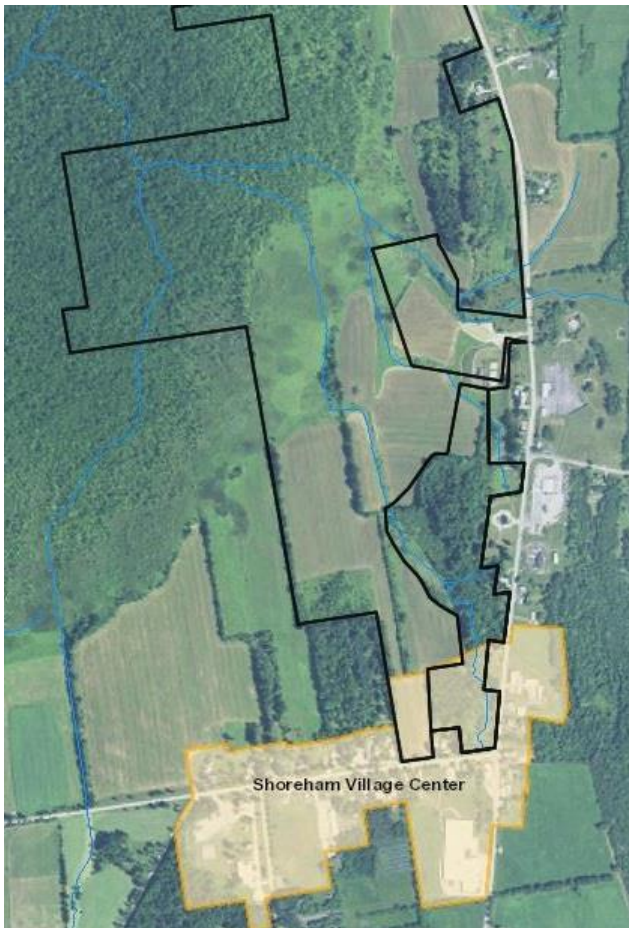
The Village Residential (VR) zoning district overlays the southern tip of the Farnham Property, which intersects the existing village settlement. The Municipal waste water facility is north of the Village and Park District.





### **Village Center Designation**

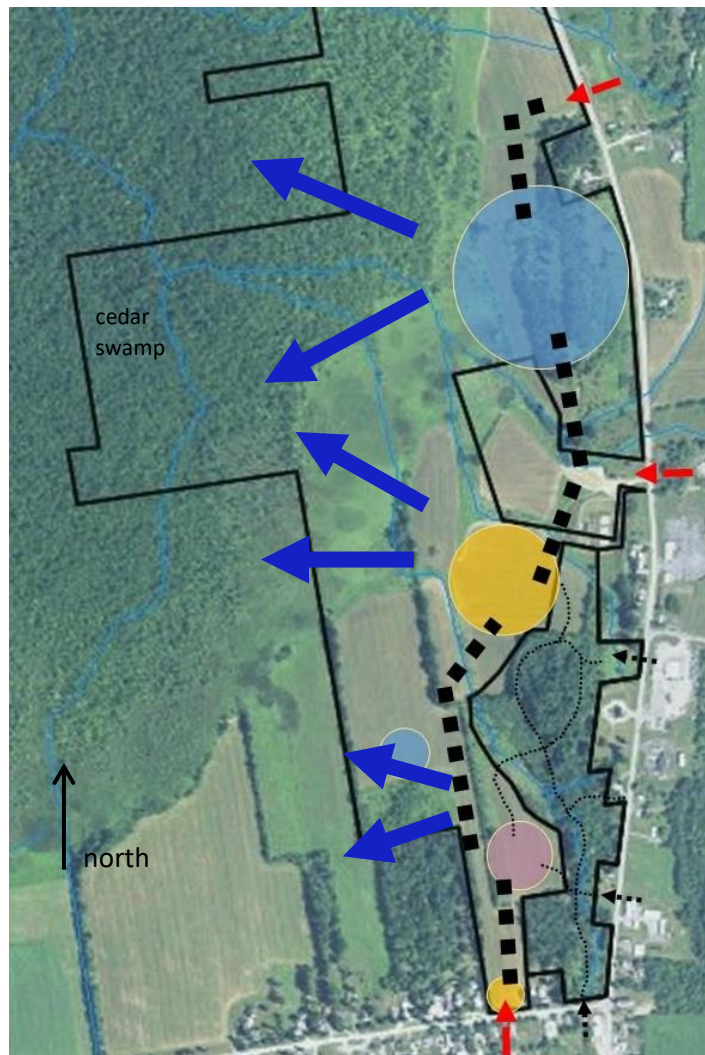
In March 2020, Shoreham received Village Center Designation from the State of Vermont. This distinction will support the town in its efforts to restore, renovate and revitalize the village by gaining access to state tax credits and priority status for grants. This designation overlays the southernmost finger of the Farnham property.



### **Amenities that make this site marketable and housing ready.**

- Town owned parcel that connects two parts of the village- Main Street and 22a.
- Septic, plenty of capacity (currently using 7-10,000 gal/day, capacity = 35,000 gal/day)
- Tri-Town water (location of line- 22a, 74 e and w, School Street) Addison, Bridport, Shoreham
- 3 Phase power along 22a
- Main highway access (rt 22A)
- Future Broad band (Maple Broadband)
- Potential on site gravel (road construction)
- A village school,
- **Park district:** recreational trail system, and VAST trails,
- Site within an existing community, Library, P.O., churches, Shoreham Inn
- Scenic location with rich natural resources,

## Property Site Analysis



### Key

- Residential/Commercial
- Residential
- Industrial/Energy/Commercial
- .... Potential Connections/
- ➔ Vehicular access points
- ➔ Pedestrian access points
- ..... Trails
- Views

A key result of the site analysis was to focus any mix-use housing development south of the municipal wastewater facility due to the desire to integrate new development into the existing village and more favorable soils, slopes and accessibility.

## Potential Land Uses

**Housing:** combination of affordable homes for families and seniors, work force housing, Cohousing communities, tiny homes, market rate housing, clustered and/or larger lots.

**Open Space:** Hiking, multiuse, nature, educational trails, community gardens, playground, outdoor concert space.

**Commercial:** Bakery, daycare, gym/recreation center, other

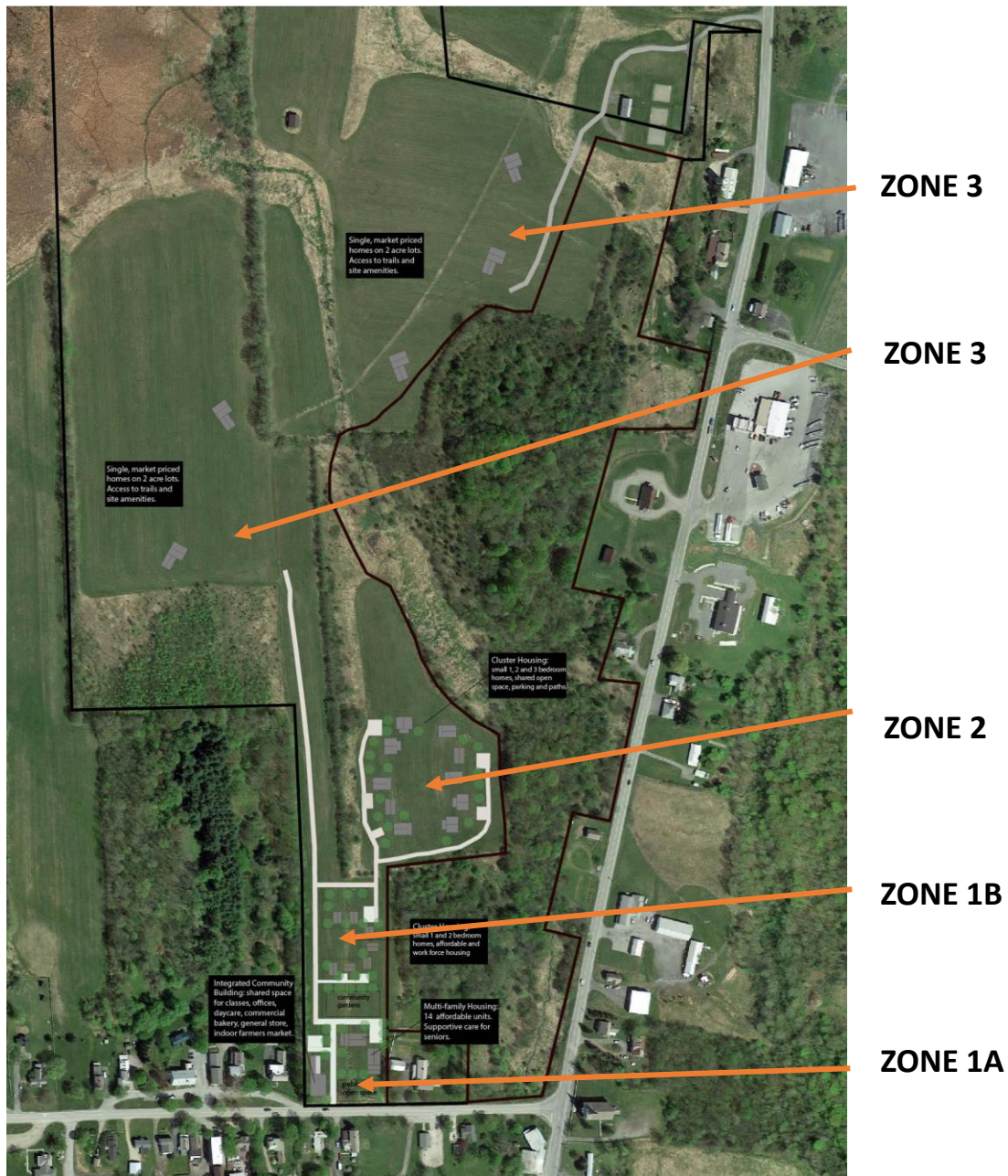
**Community:** Shared community building, leased, rented for childcare, classes (exercise, academic, other), pop-up space (kitchen, bakery, restaurant, classes),

**Health Care and Wellness:** Assisted Living Facility, Health Center/ Pool

**Larger commercial (northern piece):** Renewable Energy Generation, Incubator space, Brewery, Food processing



## Concept Site Plan



## Development Scenarios (Zones)

- **Zone 1A:** Multifamily units/ multi-generational, adaptable, accessible. Rented units/ affordable/ financed. Community/ commercial building integrated into this zone.
- **Zone 1B:** Clustered single-family homes, owner occupied, (workforce housing), affordable (modular)
- **Zone 2:** Clustered development, variety of housing types, shared open space.
- Market rate.
- **Zone 3:** Individual single-family homes with acreage. Market rate





Project Site Plan



Single family market rate housing



Clustered work force housing



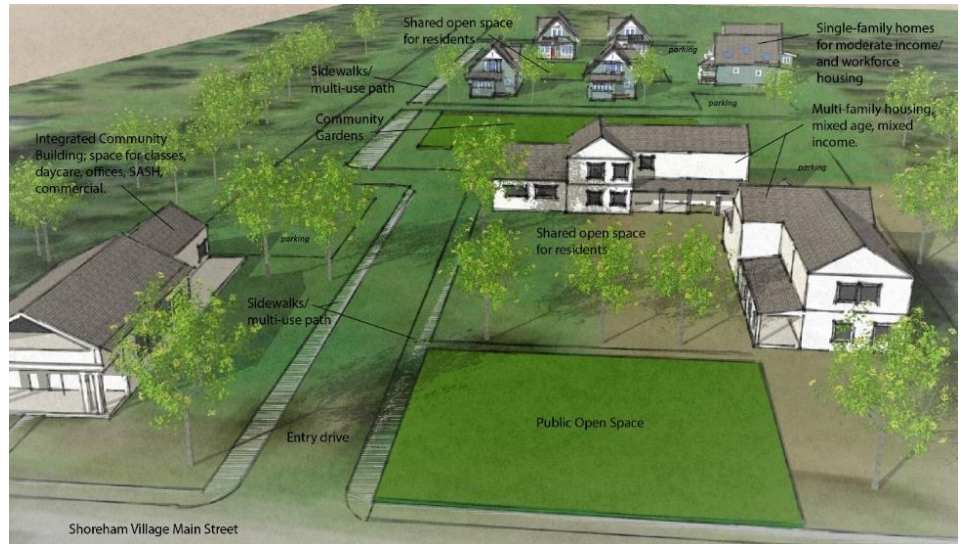
Multifamily/ Multi-generational/  
affordable Housing



Community or commercial building



## Next Steps



### View from Main Street

- A. Communicate Concept to Selectboard and Public to garner support.
  - Present plan to Selectboard
  - Present plan to community -Applefest 2021
  - Press release/ Articles in local papers/ post on Website
- B. Obtain funding to update regulations to enable development and conduct studies to support development
  - Apply for By-Laws Modernization Grant
    - Update Unified Development Regulations:
      - Subdivision
      - Density (1/4 acre in Village Area)
      - Create and apply for Neighborhood Development Area (NDA)
      - Development information and financial marketing packages
- C. Town focus on infrastructure improvements (ARPA funding: town, state, housing)
- D. Seek development partners (private/non-profit) to move forward with project.  
Investigate scenarios of project implementation:
  - Apply with development partners for Community Development Block Grant (CDBG) planning grant.
    - Site development
    - Permitting
  - Apply for Northern Borders Regional Planning Grant (with partner)
    - Infrastructure Implementation
  - Habitat for Humanity partner (builds homes on land)
  - Commercial Developer
    - Purchases land/ portion of land/ builds homes