



# Fairlee Village Center

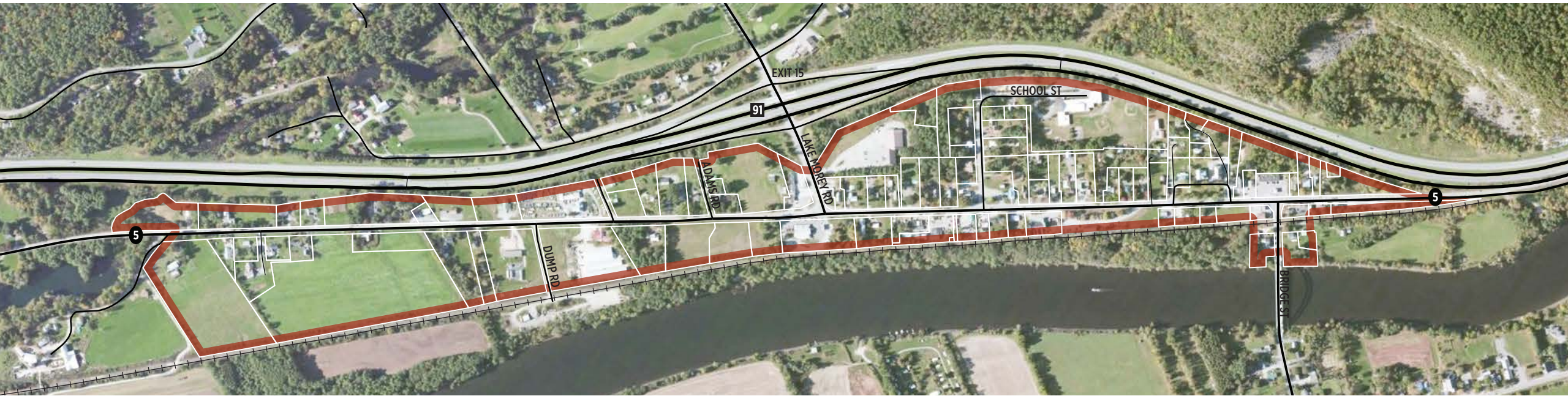
## Build-Out Analysis and Capacity Study

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# AGENDA

PROJECT OVERVIEW  
OPPORTUNITIES  
NEXT STEPS



Serve as a foundation for future infrastructure planning  
Raise awareness about the potential for growth and development in Fairlee's village center

# PURPOSE

## PROJECT OVERVIEW

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## PROJECT OVERVIEW

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

Estimates the total number of dwelling units and commercial/industrial square footage that could result if all land is developed

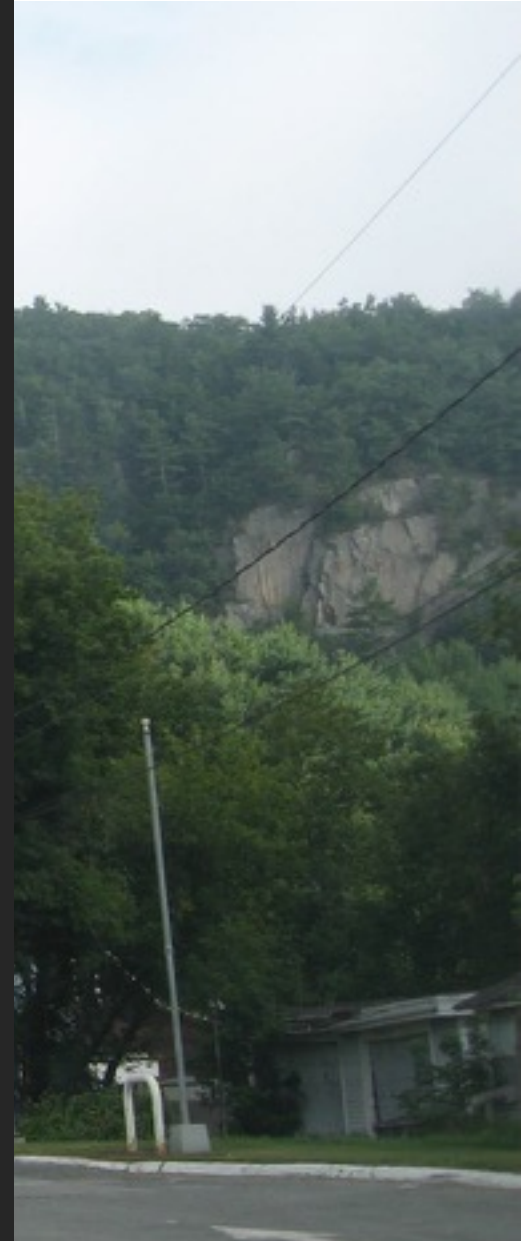




# PROCESS

## PROJECT OVERVIEW

The 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 zoning regulations.



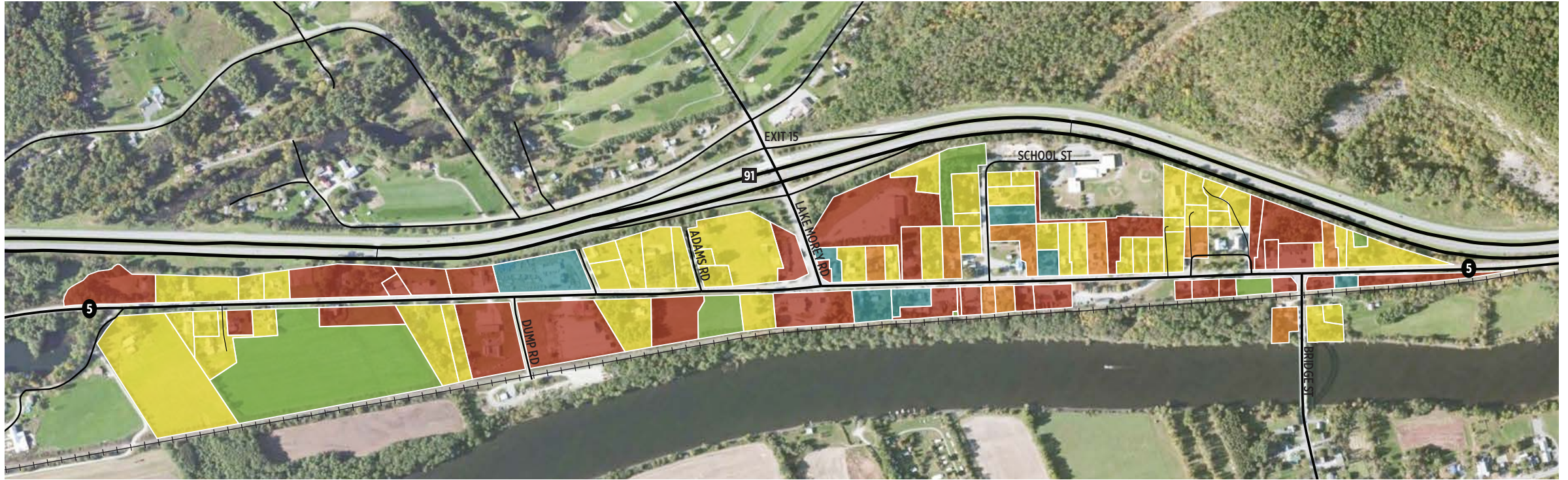
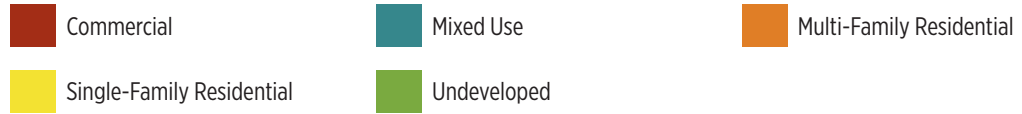


FIGURE 1  
CURRENT LAND USE



	102 parcels	108 acres	83 dwelling units
31 Commercial		37 acres	
7 Mixed use		6 acres	8 dwelling units
9 Multi-family residential		6 acres	26 dwelling units
49 Single-family residential		43 acres	49 dwelling units
6 Undeveloped		16 acres	

**167 buildings**  
 Largest building is Fogg's Hardware Store with a building footprint of approximately 25,000 square feet.  
 The average building footprint is approximately 2,200 square feet.

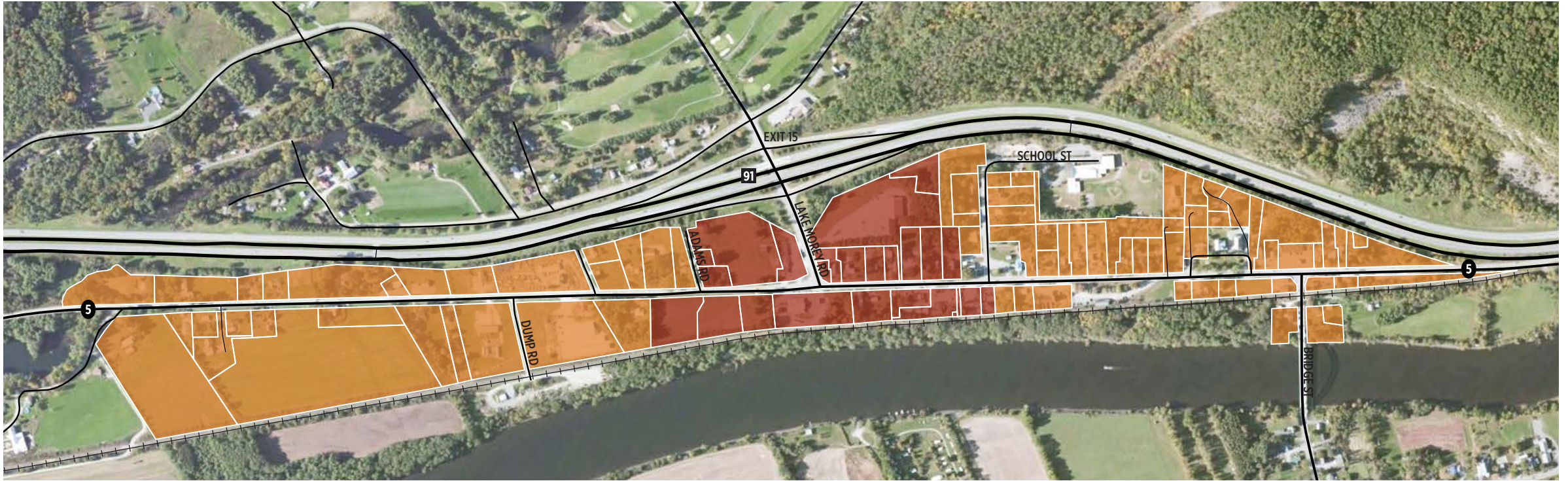


FIGURE 2  
ADOPTED ZONING

Interchange District       Village District



102 parcels	108 acres
25 Interchange district	26 acres
77 Village district	82 acres

**Interchange District Standards**  
 20,000 sf minimum lot size per principal use  
 100 ft minimum road frontage for new lots  
 50 ft minimum front setback from center of highway row  
 15 ft minimum side and rear setback  
 40 ft maximum building height

**Village District Standards**  
 20,000 sf minimum lot size per principal use  
 100 ft minimum road frontage for new lots  
 50 ft minimum front setback from center of highway row  
 15 ft minimum side and rear setback  
 35 ft maximum building height

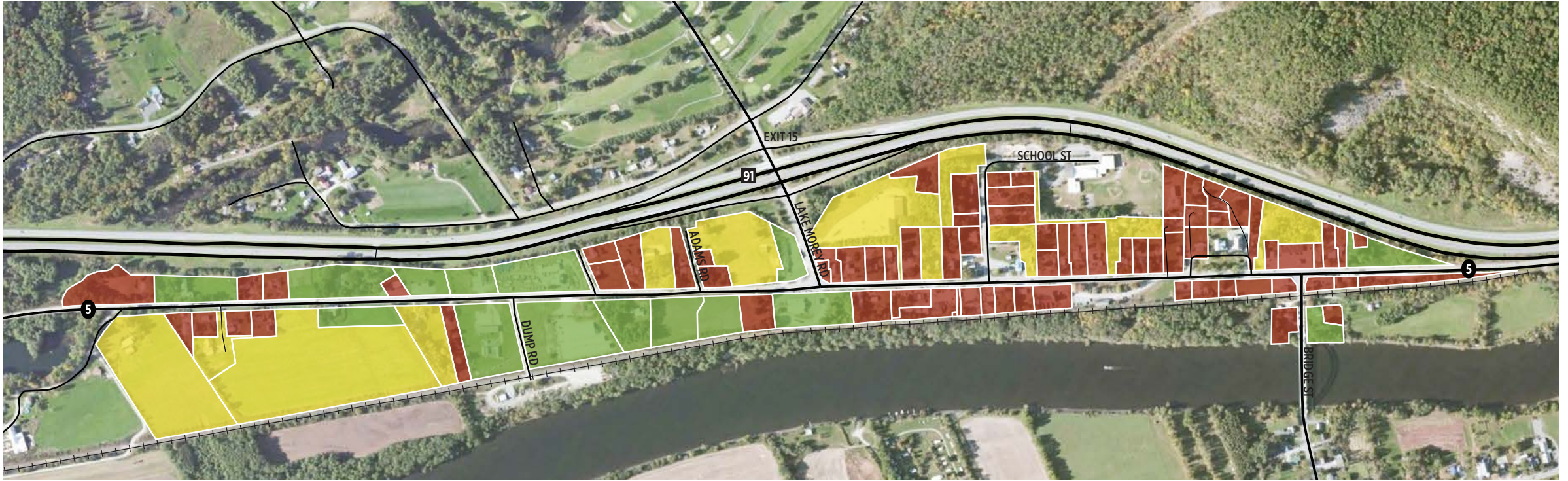
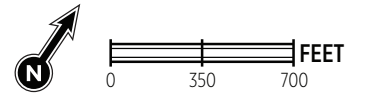


FIGURE 3  
SUBDIVISION POTENTIAL

No further subdivision is possible
  Further subdivision may be possible\*
  Further subdivision is possible

\* These lots currently lack adequate road frontage to fully subdivide them under conventional rules without building a new road. Development may also be possible through a clustered subdivision or planned unit development (PUD).

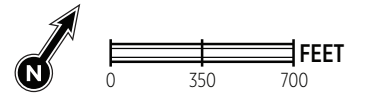
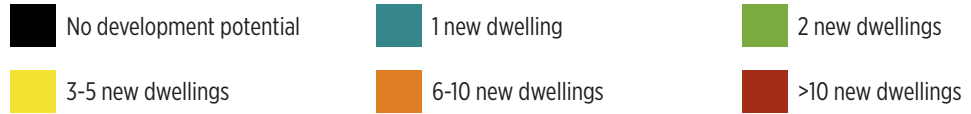


102 parcels	108 acres	201 lots (maximum subdivision potential)
75 No further subdivision is possible	40 acres	75 lots (existing, no new)
12 Further subdivision may be possible	41 acres	85 lots (73 new)
15 Further subdivision is possible	27 acres	41 lots (26 new)





FIGURE 4  
RESIDENTIAL DEVELOPMENT POTENTIAL

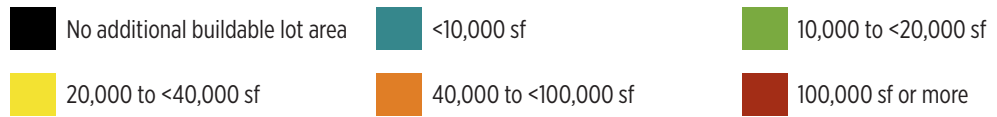


102 parcels	108 acres	134 new dwelling units
67 No development potential	33 acres	
11 1 new dwelling	9 acres	11 new dwelling units
10 2 new dwellings	14 acres	20 new dwelling units
8 3-5 new dwellings	16 acres	27 new dwelling units
3 6-10 new dwellings	11 acres	22 new dwelling units
3 >10 new dwellings	26 acres	54 new dwelling units

Note: This calculation of new dwelling units is based on the minimum lot area required per principal use under the town's zoning (20,000 sf of lot area per principal use). For the purpose of this analysis, each dwelling unit was considered one principal use. It has been the town's interpretation that two-family dwellings and apartment houses (3 or 4 dwelling units) count as only one principal use, but this is not clearly stated in the regulations. If that practice were to continue, the maximum number of new dwelling units could potentially be four times the figures listed above.



FIGURE 5  
ADDITIONAL BUILDABLE LOT AREA



102 parcels	1.9 million sf of additional buildable lot area
6 No additional buildable lot area	
48 <10,000 sf	246,300 sf of additional buildable lot area
27 10,000 to <20,000 sf	387,200 sf of additional buildable lot area
14 20,000 to <40,000 sf	402,300 sf of additional buildable lot area
5 40,000 to <100,000 sf	341,700 sf of additional buildable lot area
2 100,000 sf or more	530,700 sf of additional buildable lot area

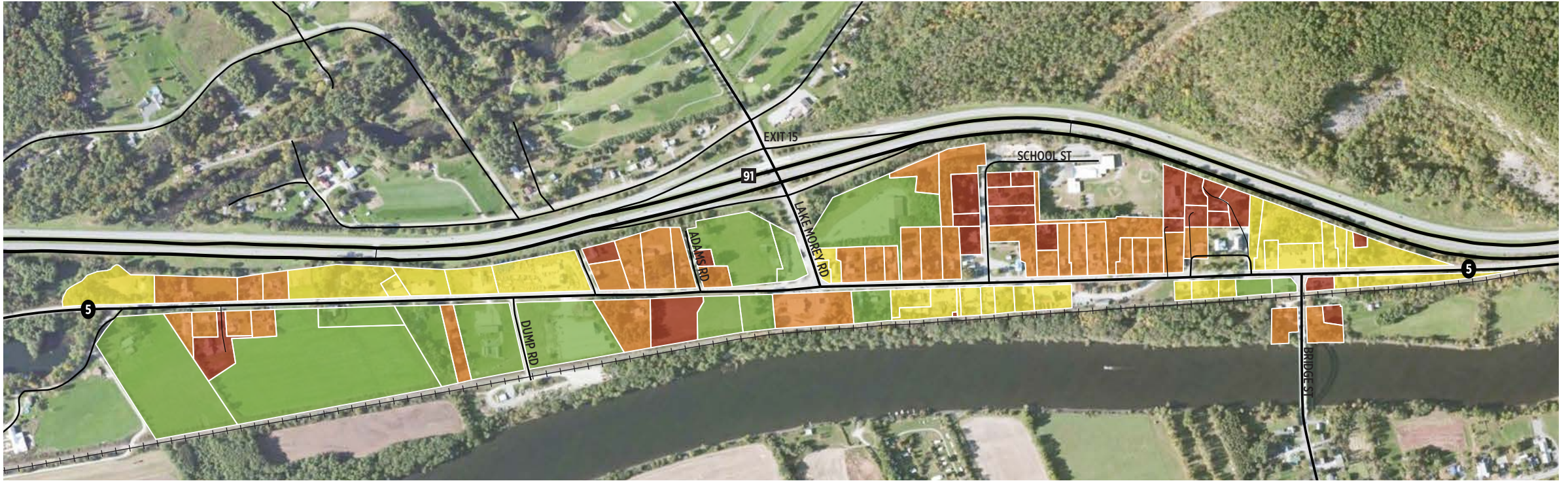


FIGURE 6  
**LIKELINESS OF DEVELOPMENT DURING THE 20-YEAR PLANNING PERIOD**

 Development very unlikely	 Development somewhat unlikely
 Development somewhat likely	 Development very likely



<b>102 parcels</b>	<b>108 acres</b>
23 Development very unlikely	12 acres
36 Development somewhat unlikely	29 acres
29 Development somewhat likely	22 acres
14 Development very likely	45 acres

**Note:** This classification is intended solely to aid in the analysis of the build-out results by producing a more realistic projection of the rate and amount of potential development in Fairlee over the next 20 years. It was assumed that the larger parcels of undeveloped or underdeveloped (based on what is allowed under the zoning) land would have the greatest likelihood of being developed, while existing single-family homes on small lots located on the side streets would have the least likelihood of being redeveloped. It was assumed that commercial sites that have been recently developed with new or upgraded buildings are less likely to be redeveloped than those with aging or deteriorated buildings. This classification was used to sort and rank the build-out results and to help guide any planning for infrastructure to serve future growth.

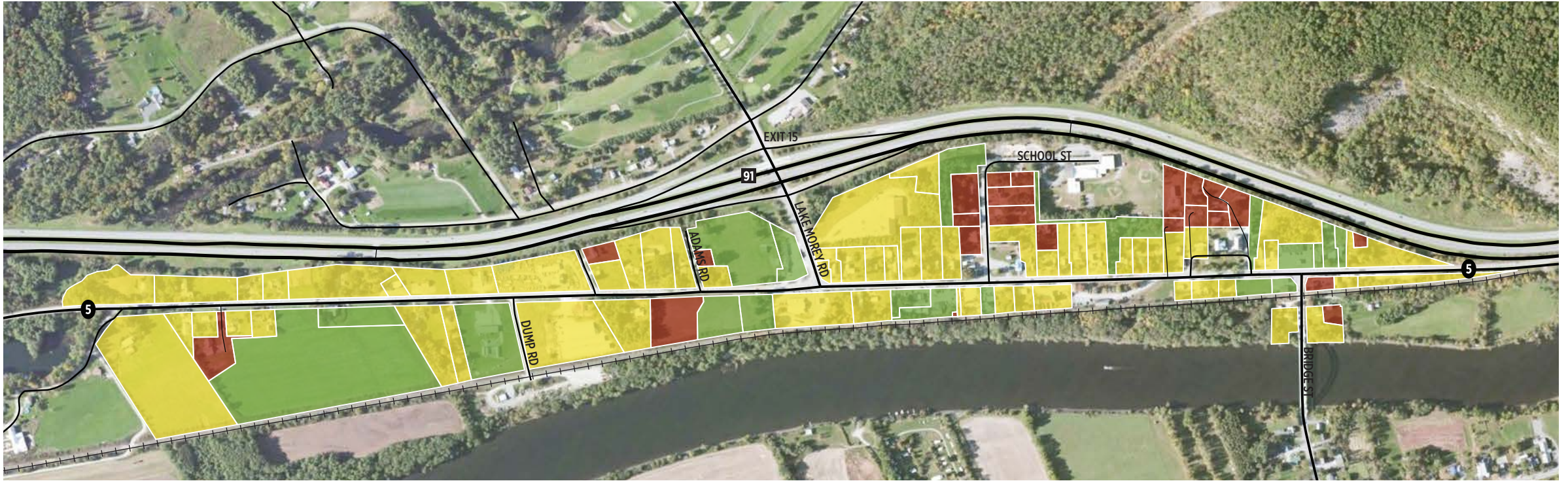


FIGURE 7  
**LIKELY DEVELOPMENT TYPE ANTICIPATED DURING THE 20-YEAR PLANNING PERIOD**

No development anticipated
  Infill development
  New or redevelopment



102 parcels	108 acres
23 No development anticipated	12 acres
60 Infill development most likely	64 acres
19 New or redevelopment most likely	32 acres

**Note:** This classification was used to select a development scenario and build-out results for each property. It was assumed that most of the existing single-family homes would not be torn down during the planning period and that any redevelopment of these properties would be infill (ex. adding a new building on a lot, converting a single-family home to a multi-family building, converting a home to first floor office space with upper floor apartments, etc.). It was assumed that obsolete or deteriorated buildings would be more likely to be torn down and the site redeveloped with new buildings. For infill sites, the maximum build-out potential was reduced by amount of existing development on the lot.

# RESULTS

## PROJECT OVERVIEW

Increase the amount of housing by 130 to 600+ units depending on the form of housing (single-family homes, apartment houses, apartment buildings, etc.).

Add 600,000 to 900,000+ square feet of commercial/industrial space depending on the form (single-use versus mixed-use, single-story versus multi-story, etc.).

Town’s zoning regulations are likely not a limiting factor on the development potential of the village center.

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
<b>TOTAL</b>	<b>83</b>	<b>299,651</b>	<b>2,510,300</b>	<b>214</b>	<b>913,200</b>	<b>2,283</b>	<b>602,400</b>	<b>608</b>	<b>2,114</b>	<b>58,400</b>	<b>60,240</b>	<b>218,395</b>

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.





# FOGGS

## INFILL DEVELOPMENT



# FOGGS

INFILL DEVELOPMENT



**INSPIRATION**  
PHOTOS



# AMERIGAS REDEVELOPMENT



# AMERIGAS

REDEVELOPMENT



# INSPIRATION

PHOTOS

# ADAMS

## NEW DEVELOPMENT





# ADAMS

NEW DEVELOPMENT

# ADAMS

NEW DEVELOPMENT



# INSPIRATION

PHOTOS

# CITGO

## REDEVELOPMENT



# CITGO REDEVELOPMENT



# INSPIRATION PHOTOS



**INFRASTRUCTURE  
PLANNING / ZONING  
MARKETING / AWARENESS**

**NEXT  
STEPS**