



**One Burke**  
Village Visioning and  
Infrastructure Meeting  
April 30, 2020

Dufresne Group  
481 Summer Street, Suite 8  
Saint Johnsbury, Vermont 05819  
Tel: (802) 748-8605

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On April 28, 2020 at 4:00 pm, a meeting was held via Zoom video conference to discuss the Burke Visioning and Economic Development Study with Peter Fairweather. The following individuals attended:

<u>Individual</u>	<u>Representing</u>
Des Hertz	One Burke
Dan Flanagan	One Burke
Cathie Wheeler	One Burke
Linda Lotti	One Burke
Todd Vendituoli	One Burke
Kevin Mack	One Burke
Laura Malieswski	Burke Chamber of Commerce
Lynnette Claudon	DEC
Peter Fairweather	Fairweather Consulting
Greg Gossens	gbA
Andrea Day	Dufresne Group

Andrea Day has prepared the following summary of notes taken at the meeting. Please notify me if you have any corrections or additions to these minutes. Tasks to be completed as a result of this meeting are underlined.

- I. Peter Fairweather presented a power point (attached), discussion during that presentation is included below.
  - a. Project Study Area and Project Purpose/Approach
    - i. Should the study look more at catalytic action or broader planning?
      1. Catalytic action = intense action in a limited area. Catalytic action would show action and progress to residents and stakeholders in a short period of time.
      2. Broader planning = document possibilities and provide future planning. Broader planning would support the infrastructure project.

3. Risk of doing both is that nothing happens, and the study ends up being a report on a shelf.
  4. Des stated that she thinks a blueprint for specific properties with completion of some smaller projects would be best.
  5. Linda stated that a larger plan is needed for long term planning and funding but there also needs to be some catalytic projects to show action.
  6. Todd commented that if the document is the only result, residents won't see anything, residents need to see some action with a supporting document which may help gain support and momentum from the Village.
  7. Lynnette noted that the report will be needed to gain support from funding agencies so the planning aspect of the report will be important.
  8. Cathie asked if narrowing down the focus of the project would allow both catalytic action and planning to be achieved.
- ii. Review of the project area versus the catalytic area. The catalytic area is focused around the West Burke Park
1. Des noted that some work has been done to date but the infrastructure project is intensive and a big project that could take a long time to move forward. A project in the park, working with the school and Village trustees, could provide some immediate action that could be completed outside of the study.
  2. Peter noted that the park project is a low hanging fruit project that seems like it could be easily achieved and visible for the community.
  3. Todd commented that the focus area for catalytic action could be around the intersection of Routes 5 and 5A where there are several buildings needing revitalization. The park project is positive and the next level will be to show some improvements to buildings.

4. Greg noted that perhaps the study could focus on specific properties identified by the committee.
5. Peter suggested that the study could provide options of what could happen for those specific properties and what it might look like.
6. Cathie commented that many properties in the Rte 5/5A area that are in need of revitalization are limited by the lack of water and wastewater and that limitation would extend the timeline of catalytic projects at those properties.
7. Linda noted that infrastructure and planning and economic development are dependent on one another and the broader study is needed to understand what the infrastructure needs are.
8. Lynnette suggested that a project based TIF program could provide funding. Peter agreed that identified projects in the study could be eligible for TIF.
9. Linda commented that if the study can identify specific properties that are a good candidate for revitalization and what potential uses of those properties might be, it would answer questions needed for the infrastructure study.
10. Lynnette added that the wastewater study could include phasing for these potential uses. Andrea agreed.
11. Peter reiterated that the focus area for catalytic action would be the area around the Rte 5/5A intersection.
12. Linda suggested that by looking at specific areas for renderings and potential uses it would provide data for infrastructure needs and marketing materials for potential funders and investors. The planning should look at the broader area but there should be a few focus properties picked out. Linda also noted that some funding sources require demonstration of job creation.

13. Peter noted that although West Burke may not want to be a recreation hub, there may be a greater demand for outdoor recreation and second homes due to COVID-19.
- iii. Peter reviewed the data from the previously completed SWOT analysis with the group.
- iv. Homework from the previous meeting included:
  1. Reaching out to the school
    - a. Des reported that she had been in touch with Burke Town School principal Stacy Rice and the principal is enthusiastic about continuing the community service day and is going to provide spreadsheets with previous projects, materials and past donors to Des. Des and Alyssa May are working with the school to identify groups of volunteers.
  2. Update on the food pantry – Des worked with a local craftsman who has volunteered to make a box and Des and Alyssa have already secured some donations. The goal would be to pass the food pantry off to a local church or volunteer organization to keep it going once it is up and running.
  3. Previous ideas for catalytic projects – continue gathering based on previous conversations.
  4. Other studies – continue sending information as needed.
- v. Data available by drive time from West Burke
  1. Peter reviewed a map of 10, 20 and 30 minute drive time from West Burke.
  2. Should Newport be included as a potential source of traffic?
  3. Peter will be looking at activities and sales potential in 10, 20, and 30 minute radius and available data from ESRI.
  4. Community Development also has data on spending patterns of visitors to ski towns which may be useful.

5. Data can go back to 2010 which will help see changes over time.
6. Todd asked that when the data is compiled it be shared ahead of the next meeting to allow for review and formulation of questions and comments.

II. Infrastructure study discussion

a. Mailing of surveys for East Burke

- i. Andrea and Laura will work to get messaging out on social media to prepare East Burke Residents for receipt of the surveys.
- ii. Goal to have a cover letter and materials for mailing ready for final review at next meeting. The survey mailing should include a map of the project area.
- iii. A brief discussion of the use of the town garage site as a wastewater disposal site occurred. Andrea noted that it was limited by floodplain and setbacks. Lynnette suggested that a study to more clearly define the floodplain in that area could free up more of the property.

b. Discussion of potential growth due to COVID-19

- i. Todd commented that people will realize they can do their job remotely and that may result in more people moving to rural areas.
- ii. Linda asked if there is funding to support infrastructure improvements for rural areas as a response to COVID-19.
- iii. Lynnette stated that planners across the state are talking about this issue and there is funding from EDA and CDBG for readiness projects and increased funding for CWSRF over a 5 year period is anticipated based on conversations happening at the federal level right now.
- iv. Linda asked how quickly the group would need to move to get available funding.
- v. Lynnette noted that during ARRA the funding was available for a much shorter period of time but that the current discussion includes 5 years of funding so there should be time.

- vi. Andrea noted that she has heard that out-of-staters are already contacting real estate agents to look at properties via video tour.
- vii. Linda stated that remote working is forcing improvements in internet accessibility.
- viii. Todd commented that businesses and employees will realize the flexibility of telecommuting which may result in people moving to VT if the infrastructure is in place.

III. Next steps

- a. Committee review of the preliminary analysis and SWOT
- b. Continued work on outreach

IV. Next meeting

- a. Next committee meeting via Zoom video conference will be May 26, 2020, 4:00pm.
- b. Laura will announce the next meeting online and request those interested in attending email her so she can share the zoom call in information.

# Committee Meeting, West Burke Visioning Project

## April 28, 2020

### Agenda

- a. Quick Review of Scope/Process
- b. Confirmation of Study Area & Approach
- c. Previous Findings/Outreach Results
- d. Sample Analyses
- e. Next Steps: Committee review of Preliminary Analyses & SWOT; Continued work on Outreach

# Review of Revised Process for West Burke Visioning

1. Economic/Market Analysis
2. Public Input on Potentially Viable Uses via website; Zoom town meetings; Public Access TV; some combination of all of these.
3. Rendering of How the Potential Uses can be incorporated into West Burke
4. Report & Implementation

# Review of Revised Process for West Burke Visioning

1. Economic/Market Analysis
  - a. Data gathering and analysis
  - b. Virtually confer with key stakeholders
  - c. Identify potentially viable uses

# Review of Revised Process for West Burke Visioning

2. Public Input on Potentially Viable Uses via website; Zoom town meetings; Public Access TV; some combination of all of these.
  - a. Suggestions/revisions of viable uses
  - b. Visual preference survey on how those uses should look in West Burke
  - c. A compilation/synthesis of community preferences

# Review of Revised Process for West Burke Visioning

3. Rendering of How the Potential Uses can be incorporated into West Burke
    - a. gBA produces renderings
    - b. Public input solicited on the renderings (via website; zoom; public access TV; posters?)
    - c. Final renderings produced, incorporating public input
-

# Review of Revised Process for West Burke Visioning

## 4. Report & Implementation

a. Provide final feasibility and renderings

b. Identify key catalytic projects

c. Engage funders and investors in supporting catalytic projects.



# Confirmation of Project Study Area & Project Purpose/Approach

## CATALYZE ACTION



INTENSE ACTION IN  
A LIMITED AREA

THE GREY AREA:  
A REPORT SITTING  
ON A SHELF

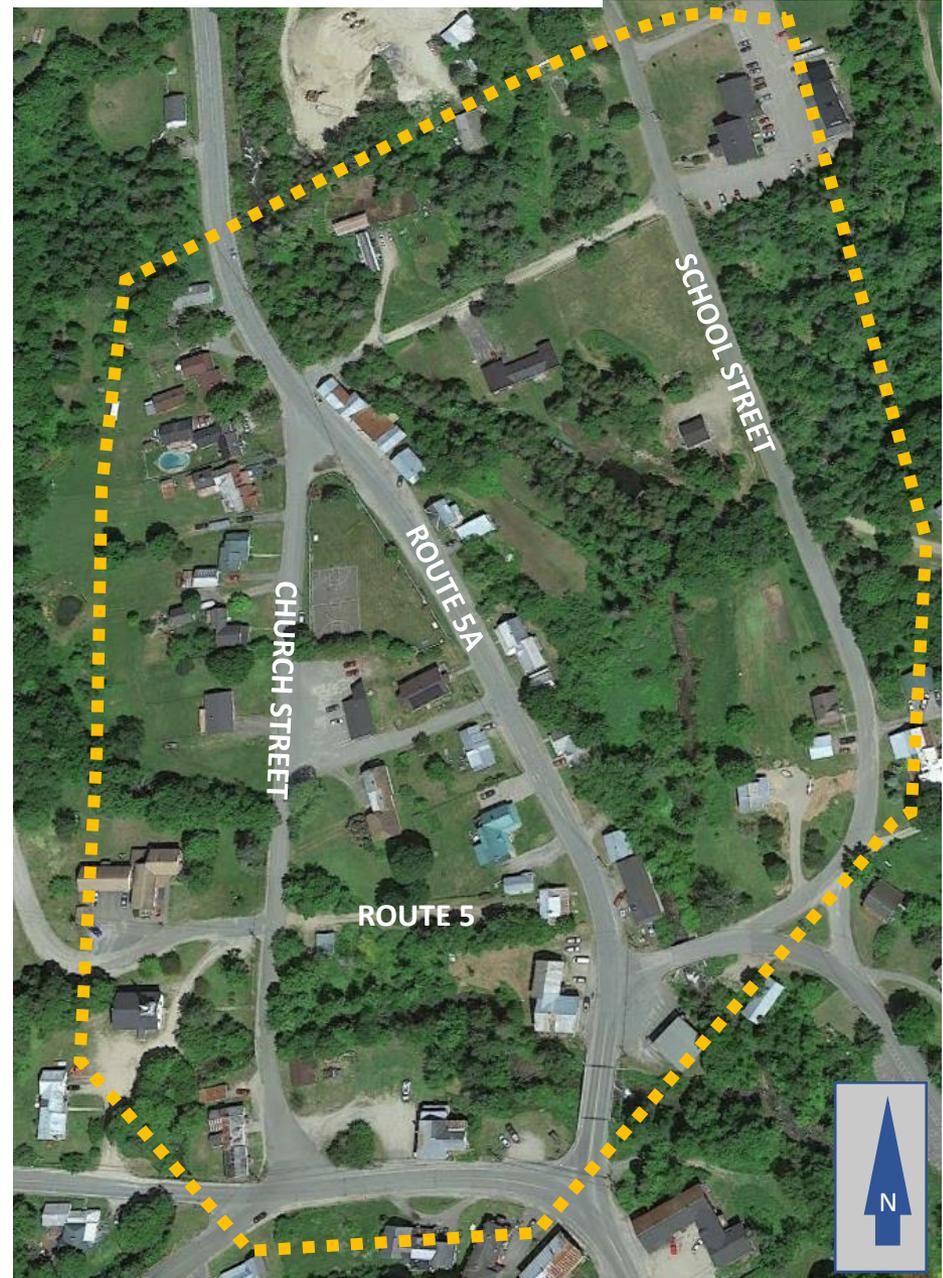
## DOCUMENT POSSIBILITIES



PLANNING PROCESS IN  
A BROADER AREA

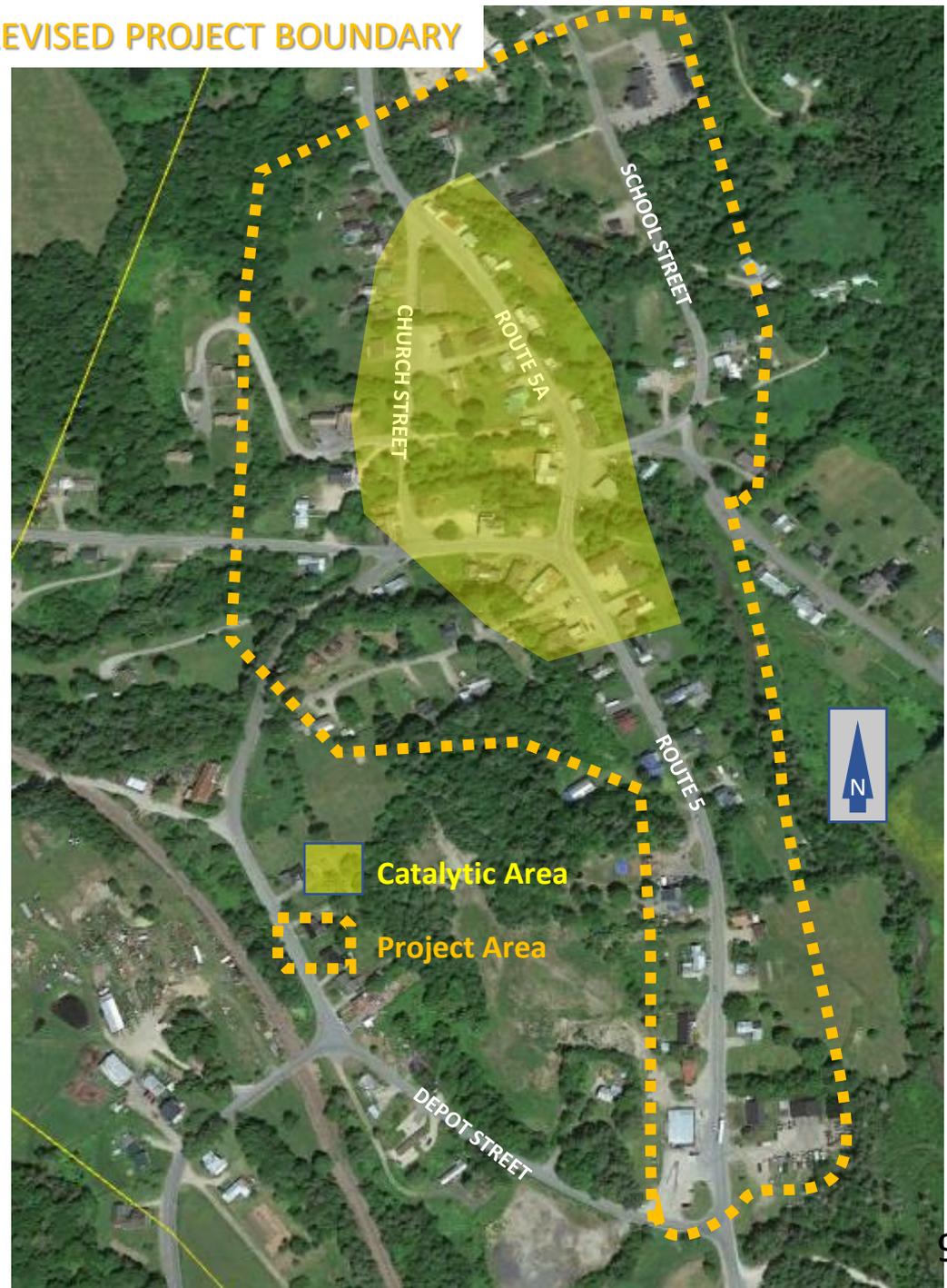
# Confirmation of Project Study Area & Project Purpose/Approach

ORIGINAL PROJECT BOUNDARY



# Confirmation of Project Study Area & Project Purpose/Approach

REVISED PROJECT BOUNDARY



# Previous Findings/Outreach Results

## Situational Analysis:

### Target Audience:

West Burke: Current & future residents  
Current & future businesses  
School  
Indirect beneficiaries (surrounding communities)

East Burke: Same as above, including partners (not-for-profits, public reps, Chamber)

Why didn't the outreach for the BBQ work?  
Communication channels not engaging.  
Residents not on-line  
Fear/misinformation  
New  
Still getting word out.

### Misinformation

Cost  
Turn West Burke into East Burke  
State funding issues: privacy, lack of trust, costs, eligibility  
Local myths—contaminated water  
**Nothing is going to change**  
Fear/Risk

# Previous Findings/Outreach Results

## Strengths

- **Active Committee**
- Chamber Support
- One Burke VCRD Visit Support from External Parties (Kingdom Trails)
- Awareness at State & Regional Levels
- Support of Elected Officials
- Connections
- Objectives
- Funding

## Weaknesses

- Community fear of change & loss of privacy
- Time frame
- Clarity—where are we going?
- Lack of expertise—learning as we go
- **Small core group**
- Lack of community stakeholders
- Limited time—how do we get people involved?

## Opportunities

- Visioning/Economic Study
- Need for housing
- New jobs
- **Stimulate growth/multiplier effect/support services**
- Investing in infrastructure to inspire growth

## Threats

- Lack of optimism
- Misinformation
- Naysayers
- Lack of Select Board support
- Keeping people engaged
- Demographics/aging population
- Uncertainty
- **Lack of civic engagement—same players all of the time**

# Previous Findings/Outreach Results

Home work:

Outreach to school

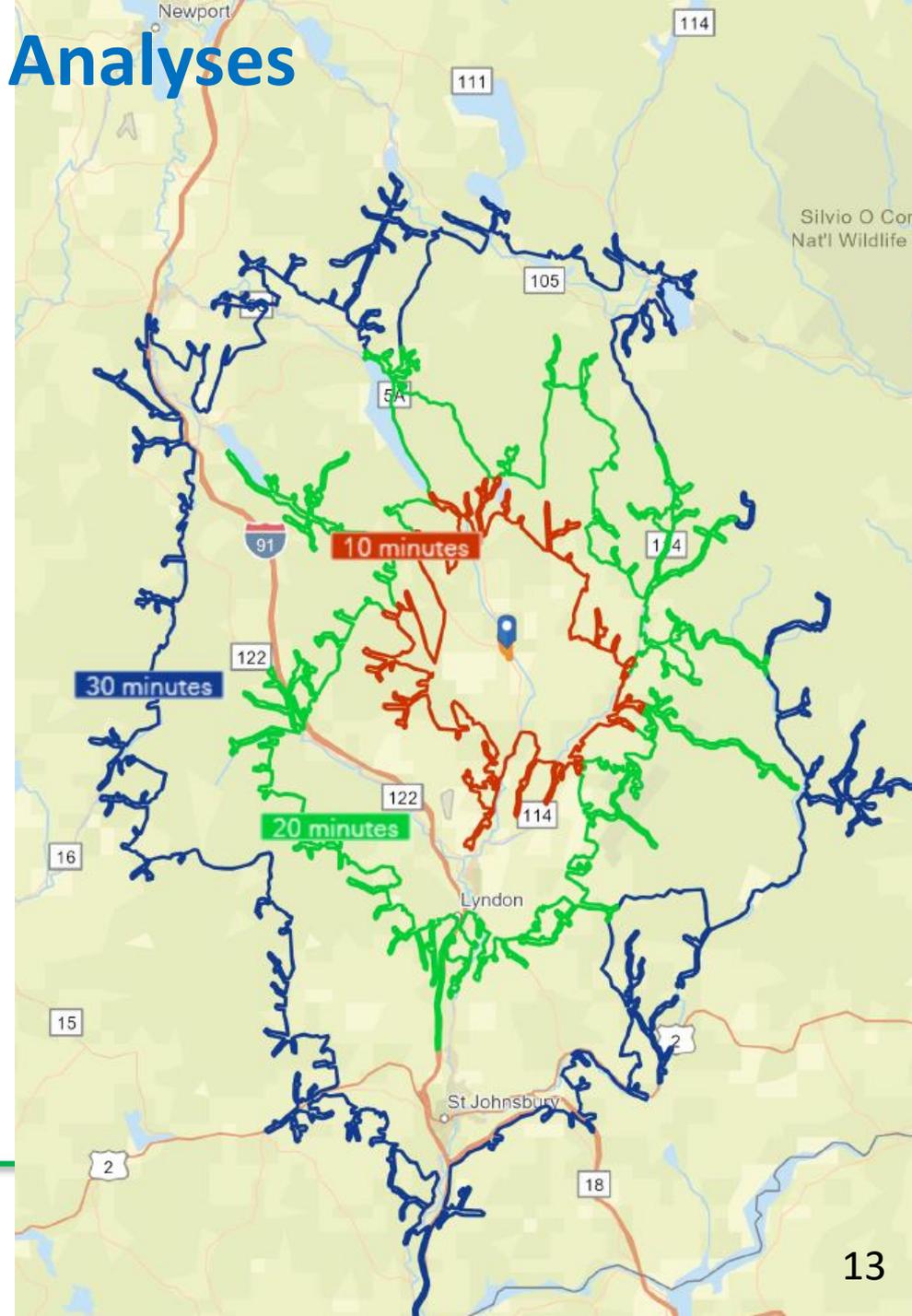
Previous Ideas for “Catalytic Projects”

Other Studies

# Sample Analyses

Are these the right “drive times” to use?

Do people regularly go to Newport for shopping/restaurants or is St. J the more likely destination?



# Sample Analyses

	Drive Time: 10 minute radius			Drive Time: 20 minute radius			Drive Time: 30 minute radius		
Demographic Summary	2019			2019			2019		
Population	2,495			10,561			24,490		
Population 18+	1,972			8,630			19,883		
Households	1,008			4,063			9,950		
Median Household Income	\$44,332			\$41,107			\$41,483		
Product/Consumer Behavior	Expected Number of Adults/Hs	Percent	MPI	Expected Number of Adults/Hs	Percent	MPI	Expected Number of Adults/Hs	Percent	MPI
Participated in archery in last 12 months	52	2.6%	97	248	2.9%	105	571	2.9%	105
Participated in backpacking in last 12 months	62	3.1%	92	281	3.3%	95	678	3.4%	100
Participated in bicycling (mountain) in last 12 months	91	4.6%	110	379	4.4%	105	815	4.1%	98
Participated in bicycling (road) in last 12 months	174	8.8%	91	701	8.1%	84	1,616	8.1%	84
Participated in boating (power) in last 12 months	127	6.4%	137	531	6.2%	131	1,144	5.8%	122
Participated in canoeing/kayaking in last 12 months	187	9.5%	139	799	9.3%	136	1,701	8.6%	125
Participated in fishing (fresh water) in last 12 months	318	16.1%	139	1,370	15.9%	137	2,942	14.8%	128
Participated in fishing (salt water) in last 12 months	100	5.1%	130	437	5.1%	129	938	4.7%	121
Participated in Frisbee in last 12 months	56	2.8%	71	279	3.2%	81	687	3.5%	87
Participated in golf in last 12 months	160	8.1%	98	659	7.6%	92	1,505	7.6%	91
Participated in hiking in last 12 months	247	12.5%	102	1,035	12.0%	97	2,300	11.6%	94
Participated in horseback riding in last 12 months	55	2.8%	120	228	2.6%	113	482	2.4%	104
Participated in hunting with rifle in last 12 months	122	6.2%	146	566	6.6%	155	1,147	5.8%	136
Participated in hunting with shotgun in last 12 months	73	3.7%	110	330	3.8%	114	780	3.9%	117
Participated in ice skating in last 12 months	48	2.4%	85	195	2.3%	79	441	2.2%	77
Participated in jogging/running in last 12 months	218	11.1%	86	911	10.6%	82	2,070	10.4%	81
Participated in motorcycling in last 12 months	53	2.7%	88	259	3.0%	98	633	3.2%	104

# Sample Analyses

## Business Summary

4054-4118 Lynburke Rd  
4054-4118 Lynburke Rd, West Burke, Vermont, 05871  
Drive Time: 10, 20, 30 minute radii

Prepared by Fairweather Consulting  
Latitude: 44.64162  
Longitude: -71.97952

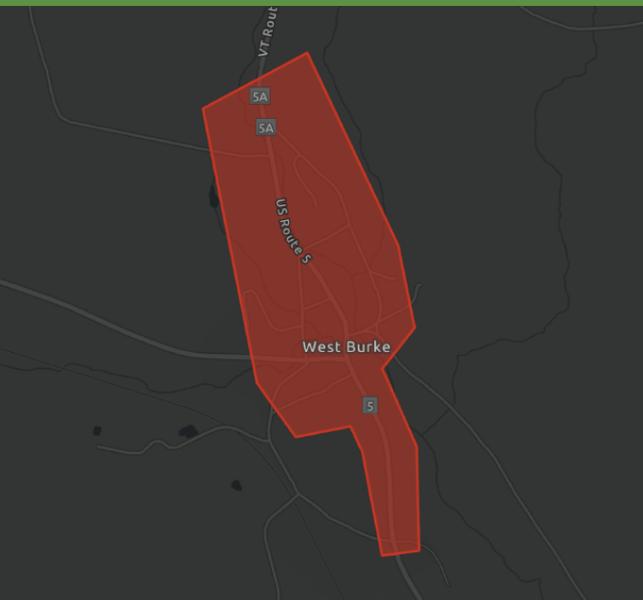
Data for all businesses in area	10 minutes				20 minutes				30 minutes			
Total Businesses:	64				371				1,157			
Total Employees:	287				3,133				10,853			
Total Residential Population:	2,495				10,561				24,490			
Employee/Residential Population Ratio (per 100 Residents)	12				30				44			
by SIC Codes	Businesses		Employees		Businesses		Employees		Businesses		Employees	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent
Agriculture & Mining	3	4.7%	13	4.5%	14	3.8%	59	1.9%	36	3.1%	275	2.5%
Construction	12	18.8%	29	10.1%	37	10.0%	240	7.7%	89	7.7%	640	5.9%
Manufacturing	6	9.4%	23	8.0%	22	5.9%	224	7.1%	55	4.8%	1,091	10.1%
Transportation	3	4.7%	9	3.1%	14	3.8%	110	3.5%	41	3.5%	376	3.5%
Communication	0	0.0%	0	0.0%	3	0.8%	19	0.6%	10	0.9%	113	1.0%
Utility	0	0.0%	0	0.0%	0	0.0%	4	0.1%	3	0.3%	51	0.5%
Wholesale Trade	2	3.1%	7	2.4%	11	3.0%	108	3.4%	38	3.3%	252	2.3%
Retail Trade Summary	13	20.3%	57	19.9%	83	22.4%	771	24.6%	241	20.8%	2,081	19.2%
Home Improvement	0	0.0%	0	0.0%	6	1.6%	47	1.5%	19	1.6%	118	1.1%
General Merchandise Stores	1	1.6%	3	1.0%	3	0.8%	14	0.4%	9	0.8%	45	0.4%
Food Stores	1	1.6%	3	1.0%	7	1.9%	116	3.7%	22	1.9%	425	3.9%
Auto Dealers, Gas Stations, Auto Aftermarket	4	6.2%	14	4.9%	18	4.9%	89	2.8%	49	4.2%	400	3.7%
Apparel & Accessory Stores	0	0.0%	0	0.0%	0	0.0%	1	0.0%	7	0.6%	20	0.2%
Furniture & Home Furnishings	1	1.6%	2	0.7%	6	1.6%	25	0.8%	14	1.2%	65	0.6%
Eating & Drinking Places	4	6.2%	29	10.1%	22	5.9%	336	10.7%	55	4.8%	659	6.1%
Miscellaneous Retail	1	1.6%	5	1.7%	20	5.4%	143	4.6%	65	5.6%	349	3.2%
Finance, Insurance, Real Estate Summary	2	3.1%	10	3.5%	25	6.7%	251	8.0%	87	7.5%	604	5.6%
Banks, Savings & Lending Institutions	0	0.0%	0	0.0%	3	0.8%	27	0.9%	15	1.3%	159	1.5%
Securities Brokers	0	0.0%	0	0.0%	6	1.6%	14	0.4%	15	1.3%	39	0.4%
Insurance Carriers & Agents	0	0.0%	0	0.0%	2	0.5%	9	0.3%	13	1.1%	66	0.6%
Real Estate, Holding, Other Investment Offices	2	3.1%	9	3.1%	15	4.0%	202	6.4%	44	3.8%	340	3.1%
Services Summary	18	28.1%	125	43.6%	128	34.5%	1,174	37.5%	441	38.1%	4,428	40.8%
Hotels & Lodging	3	4.7%	14	4.9%	13	3.5%	91	2.9%	27	2.3%	183	1.7%

# Sample Analyses

## DEMOGRAPHIC PROFILE

Revised Draft Study Area

Area: 0.16 square miles



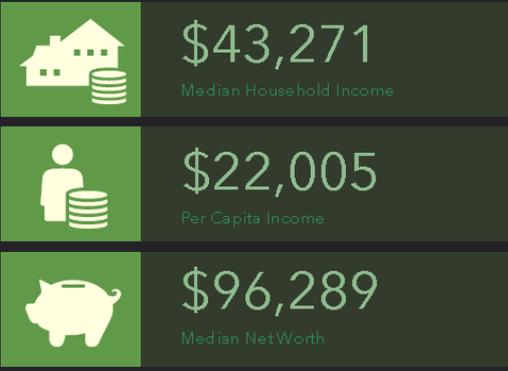
### EDUCATION



### EMPLOYMENT



### INCOME



### KEY FACTS



**FAIRWEATHER**  
**CONSULTING**

This infographic contains data provided by Esri. The vintage of the data is 2019, 2024. © 2020 Esri

# Next Steps

Committee review of Preliminary  
Analyses & SWOT

Continued work on Outreach

Next meeting May 5, 4PM?