

Town Center Committee Meeting
Nov 20, 2025
Ferrisburgh Town Hall

Attendees: Bonnie Barnes, Ariel Bolles, Lindsey Brown, Rick Kerschner
Absent: Anne Cohn, Keilani Lime

The meeting was called to order at 5:36pm.

Rick motioned to approve September minutes, Bonnie seconds. All in favor.

Open discussion

- Discussion on Vergennes/Panton water district and Vergennes train station area development, update from Bonnie:
 - The Ferrisburgh Fire District #1 water line, supplied by the Vergennes-Panton Water District, has been informed that it is at capacity, and that it is unlikely that future water users will be allowed on this line. The Ferrisburgh Town Center zoning district is supplied by this line. This reportedly came about because VP Water was unable to do satisfactory flushing at the meat processing facility off Little Chicago Road, one of the water users of this line. This will affect the Hardie grain processing operation, just north of Vergennes in the vicinity of the train station, which has been seeking a water permit.
 - The former head of the VP Water District, Jon Deming, has warned that the private water systems in Ferrisburgh may be at or near the District's capacity to serve them. This has implications for the growth targets that Regional Planning has drawn up for Ferrisburgh, and particularly for any development plans for the town center. It appears that about 50% of Ferrisburgh households receive their water from the VP Water District, and the system as a whole has problems.
- Gilfeather's old location lease: No update
- Union Meeting Hall: Windows are back in
 - Atkins Family tree sale will be at FUMH
 - December 6th from 11am-2pm: open house at FUMH, bake sale, Thankful Tree
- Recreation Committee got approval from the Selectboard for \$1200 for the skating rink

New business

- Planning Commission Public hearing on proposed updates to Town Plan
 - Bonnie: Planning Commission has been soliciting feedback on the town plan. Jean and Arabella had held mini meetings on it through the spring.
- The plan was submitted to
- the Selectboard. They are holding two hearings: The first hearing already took place, no one showed up to comment. The meeting where they will vote on the plan is December 16.
 - Discussion on:
 - Changes between versions of the town plan

- Input on creation of the plan from the Conservation Commission, history, etc
- Purpose of the Town Plan (it's about vision, goals, not binding)
- Open question about whether Town Plan might be amended to include updated home values from re-appraisals. Lindsey recommends a footnote mentioning "pending reappraisals..." on current version

Old business

- TAP Grant updates (Pedestrian Safety, crosswalk)
 - a. No updates
- TOD RAISE Grant updates
 - a. Bonnie: Final reports for both the TOD grants are imminent but we haven't got them yet
- Survey for Sisters property.
 - a. Lindsey: Looking for input on questions to include m a y for people to provide input for uses of the Sisters property
 - b. Rick: Has Selectboard decided to tear it down?
 - Lindsey: Thinks they have decided that, from Selectboard minutes
 - Rick: Need to know if it's a vacant lot or building, heard they might burn it (noted in Selectboard agenda from last Tuesday)
 - Lindsey to get more details
 - Would need to run the survey by the Selectboard before it goes out
 - Conservation Commission had some questions or input on the topic

Next meeting Thursday, December 18, 5:30-6:30pm

The meeting was adjourned at 6:23. Lindsey moves to adjourn, Ariel seconds. All approve.

Minutes by Ariel Bolles