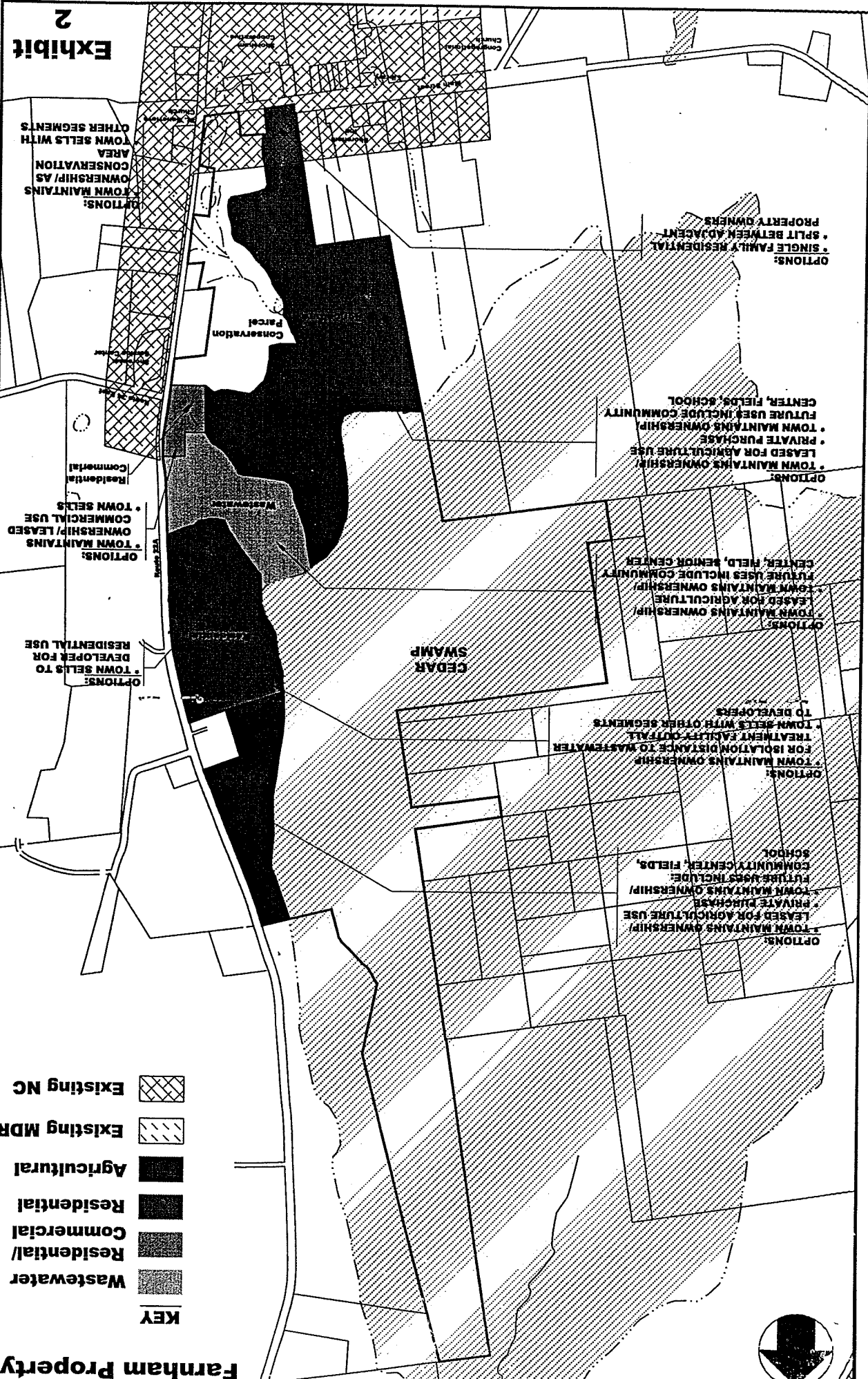


KEY

- Wastewater
- Residential/Commercial
- Residential
- Agricultural
- Existing MDR
- Existing NC

Exhibit 2



OPTIONS:
 * TOWN SELLS TO DEVELOPER FOR RESIDENTIAL USE

OPTIONS:
 * TOWN MAINTAINS OWNERSHIP/LEASED COMMERCIAL USE

OPTIONS:
 * TOWN SELLS WITH OTHER SEGMENTS AREA CONSERVATION AS OWNERSHIP/AS TOWN MAINTAINS

OPTIONS:
 * TOWN MAINTAINS OWNERSHIP/LEASED COMMERCIAL USE

Options:
 * TOWN SELLS WITH OTHER SEGMENTS

OPTIONS:
 * TOWN MAINTAINS OWNERSHIP/LEASED COMMERCIAL USE

Options:
 * TOWN SELLS WITH OTHER SEGMENTS

OPTIONS:
 * TOWN MAINTAINS OWNERSHIP/LEASED FOR AGRICULTURE USE

OPTIONS:
 * TOWN MAINTAINS OWNERSHIP/LEASED FOR AGRICULTURE USE

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- * Be willing to solicit ideas and suggestions from the larger Shoreham community
- * Have a working familiarity of the current Town Plan and Zoning Bylaws
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- * Be willing to adhere to the assumptions which follow.

Assumptions the Task Force should use:

- 1) Part of the Connor property will be used to site a wastewater facility;
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- 3) Land use(s) will comply with the current Town Plan (and the revised Zoning Bylaws);
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Ways to accomplish this could include:

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Possibly use a land use consultant as a part of the process.

On-going consultation with the Planning Commission and Zoning Board, as well as review of Town Plan and Zoning Bylaws in order to both avoid conflicts, and to ensure adequate and necessary language which would permit proposed Land Uses for property.

Solicit opinions & participation of neighbors and Shoreham residents in this process, using interviews, surveys, etc.

Farnham Property Task Force

NEXT MEETING

Date: June 8, 1999 **Time:** 7:15p.m. **Place:** Shoreham Town Clerk's Office

Agenda

Review Minutes of May 18 meeting.

Old Business

Share ideas and subdivision proposals

Update on Sewage Treatment Plant - Gary Fern

Planning Commission Update - Linda Larrabee

New Business

FARNHAM PROPERTY TASK FORCE REPORT

Shortly after Shoreham's voters approved the purchase of the former Connor\Farnham property at Town Meeting, a Task Force was put together to study the potential uses of the property. The goal was for a diverse group of citizens to make recommendations to the Selectboard, which would help them develop a master plan for the property, consistent with the goals of the Town Plan. They met from April until August, and in November they presented the Selectboard with a map and suggested land uses.

The Selectboard would like to recognize and thank the Task Force members for their hard work. Members included: Wilson MacIntyre (chair), Heidi Lanpher, Larry Provost, Shirley Peltier, Norris Brisson, Audrey Heinrichs, and Judy Larrabee-Pomalinville. Gary Fern (from Otter Creek Engineering) and representatives from the Planning Commission attended many of the meetings, as well, and contributed their talents and perspectives.

As it turns out, the land use options are pretty limited due to topography. The property includes a lot of ledge, wetland, and swamp, and the soils are clay. The Task Force divided the property into a number of sections, defined by 6 types of land use: Commercial, Residential, Agricultural, and Conservation. Appropriate options were proposed for each section, as outlined on the enclosed map in the Town Report. Some of the options include the outright sale of some of the parcels, and continued Town ownership of others. The Task Force did not recommend much in the way of residential development, nor did they see much commercial potential. There was some discussion about conservation easements on some of the land, but no recommendations were made.

In order to continue the Task Force's work, the Selectboard is interested in learning what you would like to see happen to the Farnham property. A public meeting is scheduled for Tuesday, April 4, 2000, at the Elementary School, at 7:30 pm. Everyone is invited - and encouraged - to attend, and share your opinions with the Selectboard. This will help them develop a long-range master plan for this property, which will one day reflect the community's vision of Shoreham's future.



THE ROMP FAMILY of Shoreham They started with their feet on the beach to Homer, Alaska.

Romp

Thanks to ti

Farnham Property Task Force

Date: June 8, 1999 Time: 7:15 p.m. Place: Shoreham Town Clerk's Office
Task Force Members Present: Larry Provost, Heidi Lampher, Audrey Heinrichs,
Judy Pomainville, Wilson MacIntire - Chairperson
Others Present: Val Demong, Will Stevens, Gary Fern, Phil Kivillim

Meeting called to order at 7:20 p.m.

Audrey motioned and Heidi seconded a motion to accept the minutes of May 18, 1999 as written. Motion carried.

Gary Fern - All indications are that the ultra-violet disinfection process is very close to acceptance by the state agencies. The final plans should be reviewed next week so that the project can be put out for bid in July. The usual 30 day bid period, with a 15 day bid review period, awarding of the bid, would make the approximate start date for the entire sewage treatment system in September.

Thoughts on subdivision on the Farnham Property;
Will- Concerns with the subdivision are based on past experience with this project. The issue of subdivision of this property should go public, there should be a well publicized open to the public meeting to entertain public opinion. The meadow land should be maintained as ag land. Adjacent land owners need to be consulted because they are concerned citizens. The land with the stone school house where the Historical Society is housed belongs to the town. What are the implications when the town is the adjacent land owner.

Val received a publication which included the ruling on the sale of municipal properties. The select board has the right to make this decision.

Judy - How many lots can we make with out triggering act 250? We would like to do this efficiently but we may get involved in act 250 any way.

Phil - We should investigate selling parcels to adjacent land owners (like MacIntire or Valley) with a deferral of permit. This permit allows the property line to be extended with out creating a subdivision.

Gary - Jeff Green is the district environmental coordinator and he could be consulted about these possibilities and issues.

Wilson - The village lot should be subdivided with an access road created in the middle of the lot. The two lots would be purchased by the adjacent land owners. The meadow land could remain ag land and perhaps owned by the town. The sections of land along 22A could be divided with a large parcel north of the house and barns. A parcel including the house and barns together would be acceptable.

Phil - 1. Put the meadow barn up for bid. 2. Two commercial lots created by the separation of the house and barns. 3. Create a ridge lot (north on 22A) with 2 acre zoning so that four house lots do not become a trailer park. 4. Subdivide the village lot if the sale to adjacent land owners looks positive or sell this as one lot. Offer the corner lot to Wilson for sheep because other applications are limited (this is the lot east of MacIntire's). 5. The town could own the swamp areas and the adjacent meadows.

Heidi - 1. The area needed by the treatment plant, the meadow land and swamp could remain as municipal property. 2. Three to five acre lots including the house and barn could be commercial lots. 3. The north end developed as one commercial lot. 4. The corner lot bordering MacIntire's could be sold as one lot.

Larry - The value as commercial property is questionable except the area surrounding the barns and house. The village lot is valuable as is. The access road for the interior meadows could be located east of MacIntire's. Meadows and swamp could remain municipal property.

Phil - The current New Town Plan creates commercial zoning both sides of 22A, 500 ft. wide. The north limit of this zoning is north of the Cumberland property.

Gary - The road currently planned to access the treatment plant will be the current farm access road.

Glen Symon is haying the meadows.

Wilson - We need to present the select board with a plan.

Audrey - When we plan the public meeting the publicity should make very clear that we are soliciting public ideas.

Judy - The public meeting could include presentation of our ideas as a starting point for discussion. These proposals could be presented on large maps.

Val and Gary will consult about using map overlays to facilitate this type of presentation. Larry - Could a culvert be permitted in the ravine south of the house and barns, the fill removed for the construction of the sewage filter beds put into this area to extend the commercial property through the ravine. This would also be a cost saving because the dirt would be moved a very short distance.

The next meeting will be Tuesday, June 29, 1999 at 7:15 at the Town Clerk's Office. We will plan the public meeting and presentations at that time.

Audrey motioned and Heidi seconded a motion to adjourn the meeting. Motion carried.

Meeting adjourned 9:00p.m.

Respectfully submitted,
Judy Pomainville

Farnham Property Task Force

Date: May 4, 1999 **Time:** 7:15 p.m. **Place:** Town Clerk's Office
Task Force Members Present: Audrey Heinrichs, Shirley Peltier, Larry Provost, Norris Brisson, Judy Pomainville, Heidi Lanphere, Wilson MacIntire - Chairperson
Others: Gary Fern, Phil Kivillin, Val Demong

NEXT SCHEDULED MEETING May 18, 1999, 7:15p.m., Town Clerk's Office

Audrey motioned to approve the minutes for the April 20 meeting. Norris seconded the motion. Minutes approved.

Rental of meadows - Glen Symon agreed to improve the two plowed pieces, seed the plowed ground after finishing the soil, in exchange for the hay on the finished meadows on the property. Glen would like confirmation from the Select Board to finalize this. Val will confirm this with Glen.

Act 250 - Val inquired of Regional Planning about the Act 250 triggers concerning this property. Suzie Leonard will come to a future meeting if we request and make copies of the Act 250 regulations available. Gary Fern was equipped with Act 250 regulations. Act 250 regulation is written to enable towns and regional planning to control development, to allow development according to town plans. There is a public/private land differential. The total land disturbance for municipal sewage will be around 8 acres. Because the town wishes to subdivide the Farnham acreage Act 250 regulations will need to be compiled with. There are 10 criteria that need to be considered. We can get copies of these criteria if desired. Parcels need to be zoned correctly - Ag Land, Development Residential, Commercial, Municipal Sewage Treatment Plant. Land sold with no permits are not of the highest value. The sale of land with no permits depends upon what the town decides are the highest priority.

Shirley reported that Charles Kirkland(?) a commercial developer in Addison County will meet with her at a future date. Bonnie Gridley, ReMax representative, was suggested as a good reference. Larry investigated the possible removal of the house and barn. The Barn People listed in an advertisement will take down the barn when he has it sold. They take the beams a good lumber etc., and leave two piles for the town to dispose of, one to burn and one pile of true trash. If the house and barn were removed and the sites on 22A zoned commercial then small businesses could move into town. There are some concerns about set back regulations on 22A. These sites also have a drop off on the west side and some fill would be required to make them of greater value.

Shirley will contact Bonnie Gridley.
Larry will continue to research the barn and house possibilities.
Jeff suggested Liberty Head Post and Beam would be a good referral.

Other Business- Audrey is concerned that we correlate our work with Zoning Commission. Norris suggested considering alteration of the zoning south and west of the co-op. This will be left to the Zoning Board.
Thanks to Phil Kivillin for attending the meeting equipped with the proposed zoning changes, complete with map.

Meeting adjourned 9:07p.m.

Respectfully Submitted, Judy Pomainville

Farmham Property Task Force Meeting

May 18, 1999

Town Clerk's Office

Shoreham, Vermont

7:15p.m.

Farnham Property Task Force

Meeting Date: *May 4, 1999*

Time/Location: *7:17p.m., Town Clerk's Office*

AGENDA

Old Business

1. Rent of property
2. Other

Report on Act 250 and the potential effects on this property - Val Demong

Report on development of residential and commercial use of property and conversations with realtors - Shirley Pelier

Report on House and Barns - Larry Provost

Other Business

Set Meeting Date and Time

Farnham Property Task Force
Names & Phone Numbers

Wilson MacIntire, chairman 897-2600
Judy Pomainville, secretary home: 897-5335
work: 897-8585

Heidi Lamphier 897-2244
Shirley Peltier 897-2390
Norris Brisson 897-5641
Audrey Heinrichs 897-5291
Larry Provost 897-2316

Select Board Representatives

Val Demong, chairman 897-7434
Jeff Murawski 897-5456
Will Stevens 897-7031

Planning Board Representative

Notes
Glenn Symon 897-5913

Otter Creek Engineering

Gary Fern home: 388-3634
work: 388-8522

Farnham

Notes for the Shoreham Planning Commission from Farnham Property Task Force meeting 3/15

Attending: Will Stevens, Jeff Murawski, Shirley Pelletier, Heidi Shackett, Norris Brisson, Linda Larrabee, and Carl Crawford from Otter Creek Engineering

Will had invited Liz Ready and Alan Karnatz to speak on Land Trust possibilities. The overall message from both is that the land would probably not be a hot contender for Land Trust monies for conservation. However, Liz had a lot of ideas that could involve the Addison County Land Trust. ACLT would consider doing combinations of conservation efforts such as preserving the ag areas plus doing some affordable housing. She can help the town get information on what types of projects might be successful (competitive) for money.

The whole property is 327 acres. The plant will require 3-4 acres for the physical plant (I believe). Some acreage will be restricted usage because of the pipes going through. There was some discussion and question about the amount of wetland on the 327 acres.

Some of Ready's ideas:

- 1) Possibility for light industry. She could help with attracting and finding funding.
- 2) Affordable housing, elderly housing. ACL and Trust can underwrite some. One specific suggestion for affordable housing was that the ACLT could purchase the housing lot for \$13-15,000; then a purchaser would buy the house.
- 3) Recreational area

4) Conservation areas: combination of farmland and open space. There could be a conservation easement. Need to consider compatible uses for combinations.

5) She also mentioned that there are Transportation funds, scenic highways, Preservation Trust for downtowns.

The sewage plant is planned for 2% growth over (I think) 10 years. Its design life is 20,000 gallons.

Next meeting was scheduled for April 6 at 7:00 PM in the Town Clerk's Office.

Farnham Task Force Meeting

Present: Glen Symon (planning commission representative), Will Stevens, Gary Fern, Audrey Heinrichs, Heidi Lanphear, Wilson MacIntire, Val Demong, Shirley Peltier, Judy Pomainville, Larry Provost, Norris Brisson, Jeff Murawski.

The task force members agreed to walk the Farnham Property on Thursday April 8th at 5 p.m.

Several Questions arose at the beginning of the meeting.

- Norris Brisson asked if the town would be subject to land gains tax on the parcels of the property that are sold?
- Val Demong agreed to call the Vt League of Cities and Towns to inquire.

- Wilson MacIntire asked if the back taxes were to be paid by the town? Val Demong reported that they would be paid by the mortgage company that now owns the land along with interest and penalties.

- Norris wanted to know if the town closed on the land. Val reported that there was a problem at the closing and that the attorney for the mortgage company did not secure all of the appropriate signatures and the town legally does not own the land. Andy Jackson was working with the seller's attorney to finalize the sale through the mail. There would be no need for another closing.

Introductions: Will asked that all members of the task force briefly describe their reasons for for being on the task force.

Brainstorming session: Will asked all of the task force to respond to the following three questions:

1. What do you like about Shoreham?
2. What would you like to maintain or improve about Shoreham?
3. How could the Farnham Property play a role in your answers to questions #1 and #2?

The answers were written down as each member responded. See attached.

Next Meeting

April 20th at 7:15 p.m.

FARNHAM PROPERTY TASK FORCE
(Results from April 6, 1999 Focus Forum Meeting)
Question #1: What "things" do you like about Shoreham?

- Open Agricultural land
- Sense of community
- "Home"
- Scenic beauty
- Recreation facilities
- Schools
- Still small enough to know everybody
- Non-commercial appearance
- Neighbor helping neighbor
- People
- Nice rural community
- Taxpayer support
- Locally owned businesses which employ local people
- People wishing to control their own destiny
- People care about the town
- Neat appearance
- Environment
- Dirt roads
- Acceptance of newcomers
- Not much traffic
- Little pavement
- Location
- Natural Areas
- Simpler life than in cities
- Quiet
- Good quality of life

FARNHAM PROPERTY TASK FORCE

Question #2: What things would you like to maintain or improve in Shoreham?

- Complete wastewater facility
- Zoning ordinances to maintain the town's desires
- More attractive (aesthetically) house and business sites
- Maintain the agricultural basis of town
- Save historic buildings on common
- Maintain quality of the schools
- Help support working parents
- Healthy SCAPA
- More support of First Response and Fire Department
- Getting the adult community together
- More small light industry to help pay taxes
- Lower tax rate
- More paved roads
- Close 10 Acre loop hole
- Diversify tax base
- Bigger Town Clerk's office
- Community service plan for teens
- Improve desired standard of living
- More recreational opportunities for teens
- More paved roads
- More consumer service businesses
- Elderly/retiree residential housing
- Move recycling/sand pile sites
- Better parking at Catholic Church
- Avoid "spaghetti" lots

FARNHAM PROPERTY TASK FORCE

QUESTION #3: What Role Can the Farnham Property Play in Realizing the Goals Stated in the First Two Questions?

Enact zoning changes to property to enhance value

Make as much money as possible for taxpayer's benefit

Maintain Grand List value of \$260,000

Use it to generate income (rental possibilities)

Exercise patience with any uses

Diversity of businesses (incubator facility)

Wastewater facility

Keep tillable land in agriculture

Plan land use to maximize use for the town's well-being

Control commercial zone along Route 22A

Develop financial/business plan in conjunction with land use plan

Provide place for sand and (recycling) dumpsters

Community resources and facilities

Provide for municipal alternatives: i.e. elderly housing, recreation, anticipate future needs

Burger King

Appreciate the opportunity the land provides us

Control the type and amount of residences along Main St.

Explore cluster residential housing possibilities

Farnham Property Task Force

April 6th, 1999 - Agenda

1. Review minutes from March 15th meeting.
2. Introductions- Give each member a brief opportunity to briefly describe themselves and what personally brings them to the task force.
3. Brainstorming session.
4. Schedule a date to walk the property.
5. Adjourn and set date for next meeting.

Farnham Property Task Force

Present: Will Stevens, Jeff Murawski, Shirley Pelletier, Heidi Lanpher, Norris Brisson, Linda Larrabee, Carl Crawford (Otter Creek Engineering).

Others in attendance: Elizabeth Ready (Addison County Community Land Trust) and Al Karnantz (Vermont Land Trust).

Will presented the guidelines that the selectboard had adopted as criteria for members of the task force. Each member was asked to review and agree to these criteria as members of the task force.

Elizabeth Ready: Presented the mission of the Addison County Community Land Trust. She presented the various areas that the land trust may be able assist Shoreham with in regard to the Farnham Property. Before presenting these she emphasized the importance of defining what the town's vision was for the property. These areas include:

Affordable Housing- The VCLT works to find and develop affordable housing. She feels that the residence on the property may be sold to VCLT and they will rehab it as median priced or affordable housing. The land trust will purchase the lot for 13-15,000 and then sell the finished home as low or moderate income housing.

Elderly Housing- They have worked on projects to develop affordable housing for seniors.

Recreation- VCLT can provide up to \$25,000 in matching funds for development of recreational lands.

Conservation- They can provide money to conserve farm land. The VCLT looks more favorable on plans that provide a combination of land conservation, low/median housing options and recreation options.

Other possible areas that she felt we could explore as possible revenue sources for the land were through:

Scenic Highways- Dept of Transportation has \$ available to preserve scenic

highways.
Preservation Trust- Money is available to preserve the integrity of the downtown.

Al Karnantz- Vermont Land Trust- He gave a brief history of VCT. They deal in land conservation. He was skeptical that the Farnham Property would be the type of property that would be desirable to the VLT. It is not an operating farm and has a large portion of wet land. He suggested that the Nature Conservancy paid some \$ to conserve the Cornwall Swamp. John Binhammer contact person (229-4425).

Next Meeting: April 6th, 7:00 Town Clerk's Office.



Thanks -

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(847-5456)

- ✓ Gary Fennelville
- ✓ Val Jensen
- ✓ Willy's War days
- ✓ Audrey Fennelville
- ✓ Carl Crawford (OCE)
- ✓ Linda Kunkle
- ✓ Vera Burton
- ✓ Mark Kempson
- ✓ Shirley Peltier
- ✓ Will Stearns

Wing -
Could you copy and send
copies & notes to

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