



Ice House Road Facility Committee

July 18, 2022 Update

Members:

Henry Bonges

David Nappi

Nick & Lauren Mark

Jay Scharff

Brian Singh

Marty Steinhausen

Jeff Manley, Chair



Agenda



- ▶ Goal for today: share progress and get initial feedback on uses/direction from Selectboard and the community
- ▶ Vision & Goals
- ▶ What we've covered so far
- ▶ Recommendation on theme and top uses
- ▶ Recommended Phased Approach
- ▶ New Committee name request
- ▶ Organizations we're coordinating with now and in the immediate future
- ▶ Next steps

Refresher: Scope of this committee



Assemble a citizen committee to evaluate the future use of the Ice House Road property. The Committee's scope of work should include the following items:

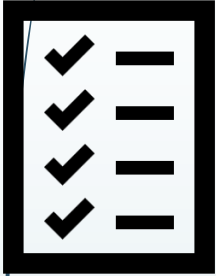
1. Identify potential uses for the existing facility at 17 Ice House Road
2. Identify the necessary renovations/updates, other cost considerations and income potential for possible uses
3. Explore public opinion on recommendations
4. Identify potential funding sources for assistance
5. Report back to the Selectboard by October 31, 2022.



We've created the following vision and goals for this committee:

1. **Public Safety First** – given the proximity to the dam
2. Maximize the number of residents that would benefit from the property (**something for everyone** mindset)
3. **Big picture** – don't just focus on the building itself but consider the whole waterfront area
4. Use this opportunity to add much needed **character** to the town and community
5. **Frugal** mindset to begin with (phased approach)
6. **Reuse** successful waterfront/dam models from other VT & New England towns

What we've covered so far:



- ▶ Committee kickoff on 5/25.
- ▶ Researched warranty deed, lease info, zoning info.
- ▶ Conducted property inspection on 6/15.
- ▶ Reused recent "Milton on the Move" data for public opinion / needs / uses. Spoke with some residents/orgs. Coordination with other related committees.
- ▶ Compiled list of questions for Town Manager, GMP, zoning/planning, and similar waterfronts in other towns.
- ▶ Met with Green Mountain Power contacts on 7/12.
- ▶ Met with recreation department. Confirmed uses on Recreation Master Plan.
- ▶ Met with town planning/zoning on feasibility.
- ▶ First cut at potential uses and direction (obtaining feedback today).

Recommendation: New Lakeside Park on the Waterfront

Widespread opinion is keep the property for lakeside/waterfront purposes and not sell it. The waterfront/dam are unique features of Milton. Partner with GMP on uses.

Top 3 Aspirational Uses

1. Increased Access to Lake

- Safely expand existing canoe launch, add kayak/paddle storage, fishing, small engine boat launch, floating dock, and/or pier.



2. Community Reception Hall with lake views

- Could be reserved by any Milton resident, potential Grange replacement, address critical space needs for medium sized events, school events, wedding receptions, indoor/outdoor concert options, energy innovation kiosk.



3. Small business lease area on the lake

- Food/drinks on the water, restaurant take-out, Artists' Guild galleries/studios, misc business hoteling space etc.



Why?

"Once in a generation opportunity."

"Make it easier for people to connect with the lake & river."

"It's an inspiring view!"

"Milton can have nice things too."

Rationale for Recommendations:

- Milton is the 7th largest town in the state and the 2nd fastest growing. Residents deserve more.
- VTrans: Avg. 10,000 vehicles/per day travel by Route 7/Ice House.
- Milton already owns the building property. Relatively easy lift.
- GMP already has a mini-canoe launch on the property. Ex. It's part of an alternate route of the "Northern Forest Canoe Trail" between ME/NH/VT/NY and "Lamoille River Paddlers Trail".
- Use recommendations are based on "Milton on the Move" data, critical needs identified via town space data, Milton Grange being sold, and initial discussions with residents/organizations.
- Adds character residents have asked for via MOTM and similar surveys over the years.
- Make it easier for families and visitors to view the namesake Arrowhead reflection in person.
- Fits into an overall Milton growth strategy. Milton is up and coming!

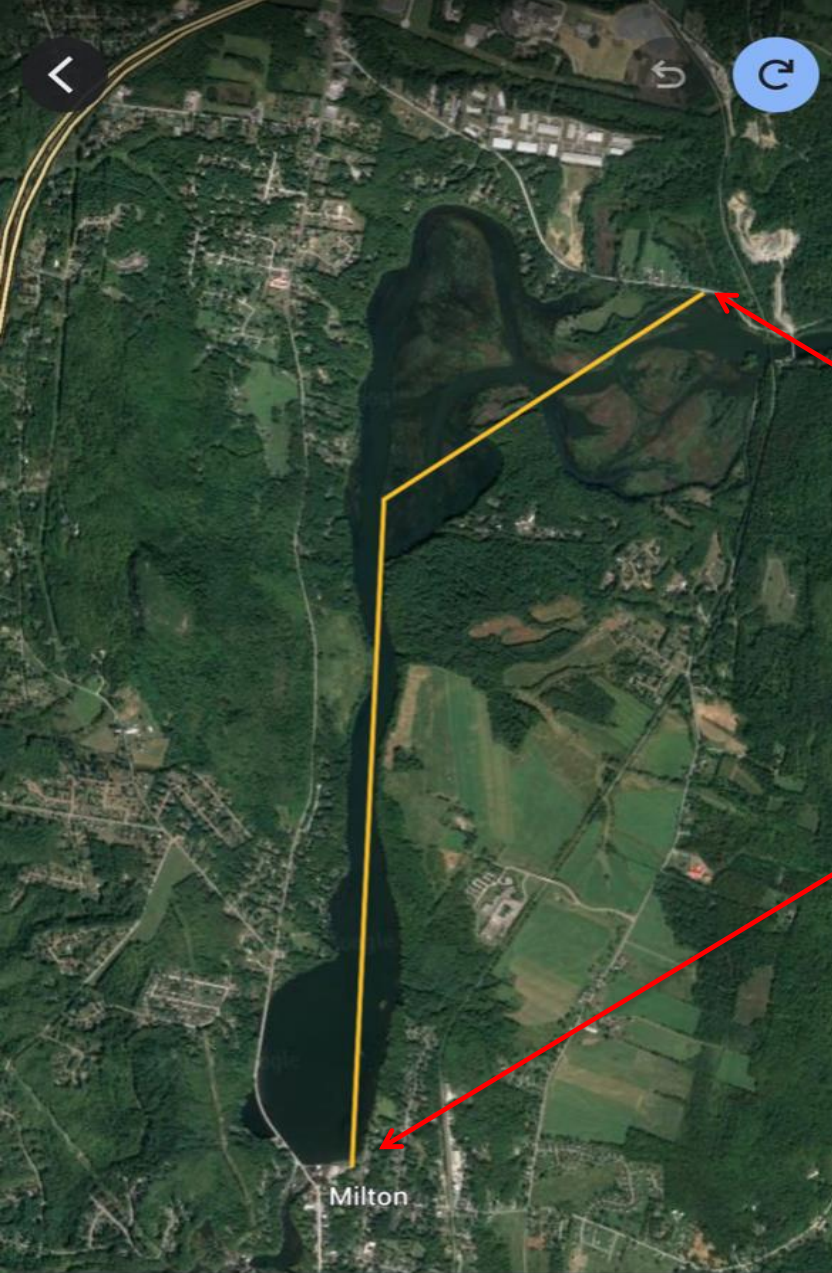


Increased Lake Access

Arrowhead Mountain Lake is one of the larger lakes in northern VT at 720 acres of surface area - Milton doesn't have practical access to it. (Main access in Georgia).

- ▶ Current Public Access in Georgia
- ▶ Expanding Milton's Access via Ice House

Lake access is on Milton's Recreation Master Plan.



Distance ?

3.38 mi





The Town of Milton's Live Weathercam overlooks Arrowhead Mountain Lake, with Arrowhead Mountain at the horizon. The camera was installed near Clark Falls Dam in 2020 and provides real time weather data as well as a live view of Arrowhead Mountain and Arrowhead Mountain Lake, 24 hours a day, 365 days a year.



Town of Milton, Vermont
Conditions as of: 03:09 PM Wednesday, Jul 13, 2022

76°F

HIGH: 77°F at 02:51 PM
LOW: 63°F at 05:38 AM

Wind:
6 mph NW
High gust 21 mph @ 02:31 PM



AA

miltonvt.gov



Multi-Phase Approach:

Phase 1

Goal: “Quick hit” waterfront access and greenspace

Safety enhancements (ex. Extra fencing, buoys), clean-up property, quick hit gutting, winterize building, paddle sports structures, park signage, and GMP begins necessary FERC and VTANR licensing and approvals.

Phase 2

Goal: Gutted building for storage and additional waterfront enhancements / structures

Complete remaining gutting, add better access to water, add dock and/or pier, begin hosting outdoor events, outdoor rent/lease space

Phase 3

Goal: Renovated community building (can break this up into Phases 3.1, 3.2, 3.3 etc.)

Top 3 uses from earlier slide become reality. Revenue streams into town start kicking in. Can be iterated on as time goes on. Start up cost funding recommendation is TBD. Likely both private/public given the interest and unique nature of the property.

Committee Name Change Request:

Existing: Ice House Road
Facility Committee

Proposed: Ice House
Waterfront Committee

Reasons:

1. Bigger picture view of the property potential.
2. More engaging / descriptive with "Waterfront".
3. More identifiable with town residents for community awareness purposes.



Organizations we're coordinating with now or in the immediate future:



- Other Related Committees:
 - Milton on the Move – Recreation/Community Center Committee
 - Brault Property-Recreation Center Committee
- Green Mountain Power
- Town Manager's Office
- Planning/Zoning
- Recreation Dept
- VT Council on Rural Development (VCRD)
- Insurance/Risk Management
- Architect Consultants
- Nearby waterfront organizations (Waterbury, Colchester, Winooski, Burlington, Islands)
- FERC (Federal Energy Regulatory Commission) via GMP
- VT Agency of Natural Resources via GMP



Next Steps

- ▶ Can we move forward with the outlined recommendation and uses?
- ▶ Continue gathering any/all feedback!
- ▶ Set up committee contact info. Next stage of community outreach.
- ▶ Additional partnership discussions with Green Mountain Power.
- ▶ Continue exploring optimal funding and governing models (mainly for Phase 3).
- ▶ Get approval for small startup budget: Ex. For Architect consultation.
- ▶ Get approval to allot ARPA funding.
- ▶ Knowledge share with similar nearby waterfront committees and organizations in other towns (Waterbury, Colchester, Burlington, Winooski, Champlain Islands etc.)
- ▶ Others?