



Experience
Shelburne



**Experience Shelburne
Community and Economic Development Committee Meeting
Wednesday, February 25, 2026**

Noon to 1:30pm
Town Hall Meeting Rooms 1 & 2

Zoom Backup

<https://us06web.zoom.us/j/84114185281?pwd=WtFgwKuU3qQQG1a6RuiBNtSxFpNOF9.1>

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|---|----------|
| ▪ Call to order | 12:00 pm |
| ▪ Approve agenda | 12:02 pm |
| ▪ Disclosure related to potential conflicts of interest | 12:04 pm |
| ▪ 2026 Active Project Update | 12:05 pm |
| • Farmers Market | |
| • 4 th Season/Village Winter Lights | |
| • Shelburne Bay District | |
| • Strategic Business Recruitment/Prime Property Inventory | |
| • Community and Economic Dev Input for Town Plan Update | |
| • CHIP study | |
| • Rice Lumber Planning | |
| ▪ Debrief on January Community Information Sessions | 1:00 pm |
| ▪ Public Comments on Issues not covered | 1:20 pm |
| ▪ Adjourn | 1:30 pm |

All times are approximate

Next Committee Meeting: March 25, 2026

Community Briefing Feedback

January 2026 Survey Results

Experience Shelburne

Fostering community and economic vitality
while preserving Shelburne's unique character

Survey Overview

39

Respondents

Jan 29 – Feb 9, 2026

19

Actively Engage

Volunteer, partner, or support

22

Stay Informed

Via email updates

9

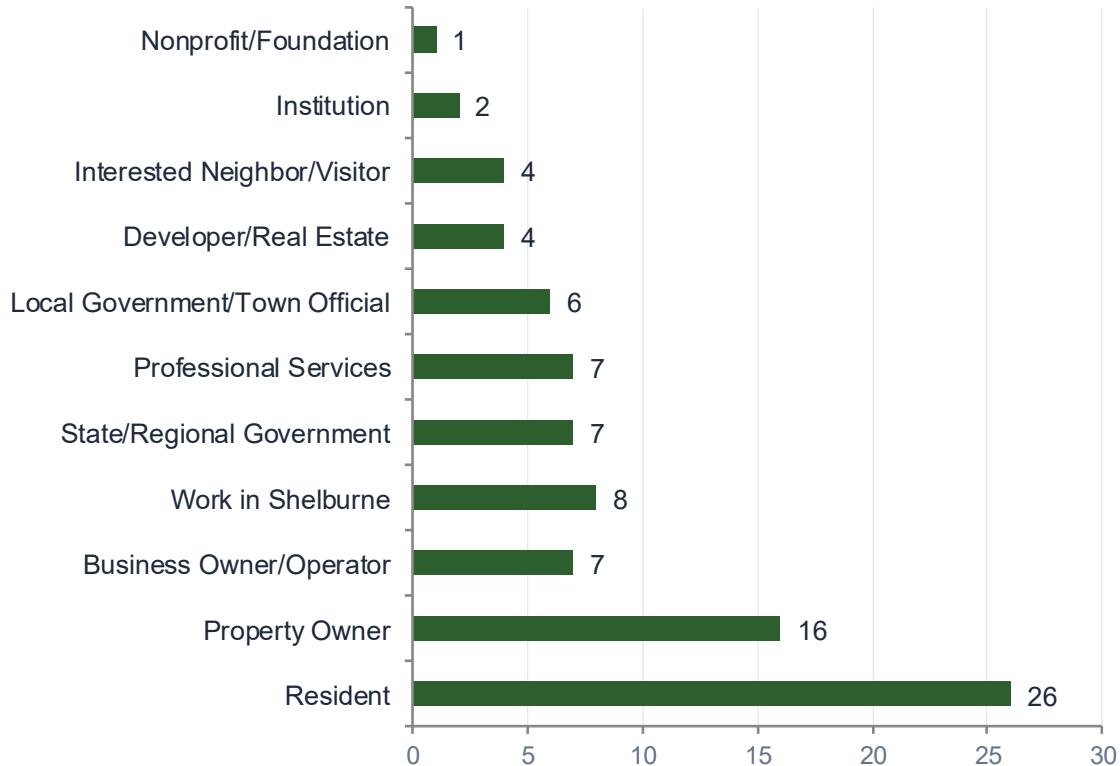
Want Follow-Up

Personal outreach

About This Survey

Following Experience Shelburne's January 2026 community briefing, this survey captured feedback on near-term 2026 projects, community engagement preferences, longer-term vision priorities, and 1–3 year medium-term focus areas. Respondents represent a diverse cross-section: residents, business owners, property owners, developers, government officials, nonprofits, and professional services providers.

Who Responded

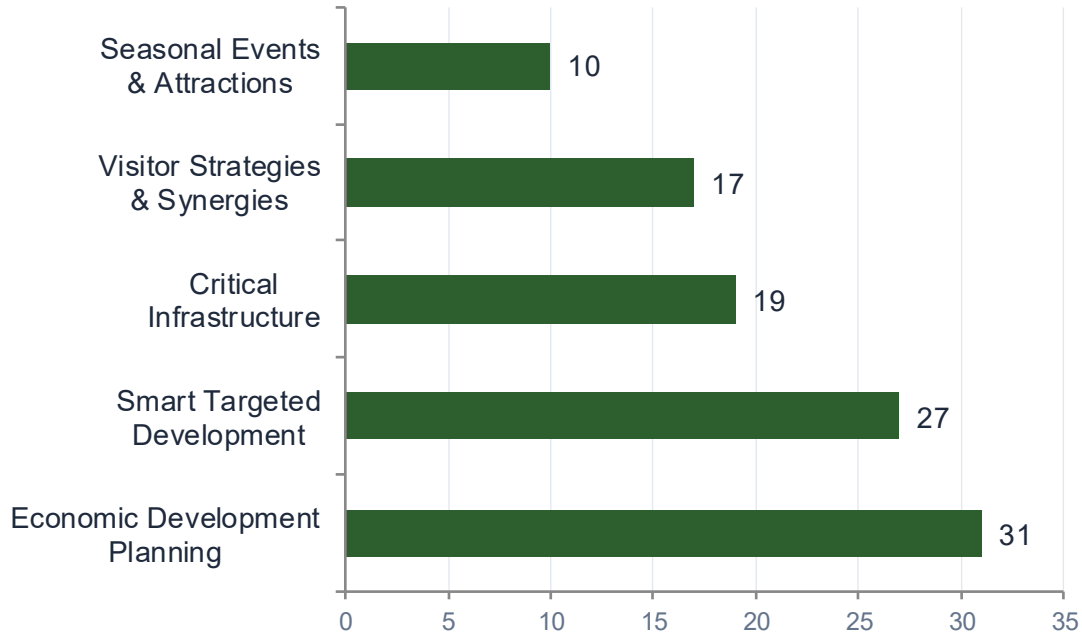


Q2: What is your connection to Shelburne? (Select all that apply) | n = 39

Key Insight

Respondents selected multiple roles. Residents are the largest group (67%), followed by property owners (41%), and those who work in Shelburne (21%).

2026 Near-Term Projects



1

Economic Dev Planning

Town Plan, TIF/CHIP analysis, other studies

31 votes (79%)

2

Smart Targeted Dev

Property inventory, developer support

27 votes (69%)

3

Critical Infrastructure

Shelburne Bay, LaPlatte Bridge, Bay Road

19 votes (49%)

Near-Term Feedback

From Q3 write-ins ("What's missing from the 2026 list?") and Q8 open comments

6

General Endorsement & Support

Raised by 6 respondents

The most-cited near-term response. Six respondents expressed strong appreciation and encouragement — "outstanding initiative," "nice work thus far," "good momentum building!"

4

Pedestrian & Bike Safety Now

Raised by 4 respondents

Falls Road conditions unsafe; need for safe routes to school, sidewalk repair, and multi-use paths. Seen as prerequisite for other improvements.

2

Restaurant & Food Strategy

Raised by 2 respondents

Specific call for a restaurant/food venue strategy — not just general economic development but a targeted plan to fill the dining gap.

2

Local Investment Cultivation

Raised by 2 respondents

Development should be driven by local dollars so assets are owned and controlled locally. Interest in grant/financing connections.

5

Rt 7 / Bay Road Traffic

Raised by 5 respondents

Bay Rd/Rt 7 intersection flagged as critical bottleneck for transportation and emergency access. Calls for speed reduction and bike/multiuse paths along the corridor.

3

Leverage Existing Assets First

Raised by 3 respondents

Shift focus from new projects to maximizing what Shelburne already has. Appreciate the balanced, "low-hanging fruit" approach in the 2026 list.

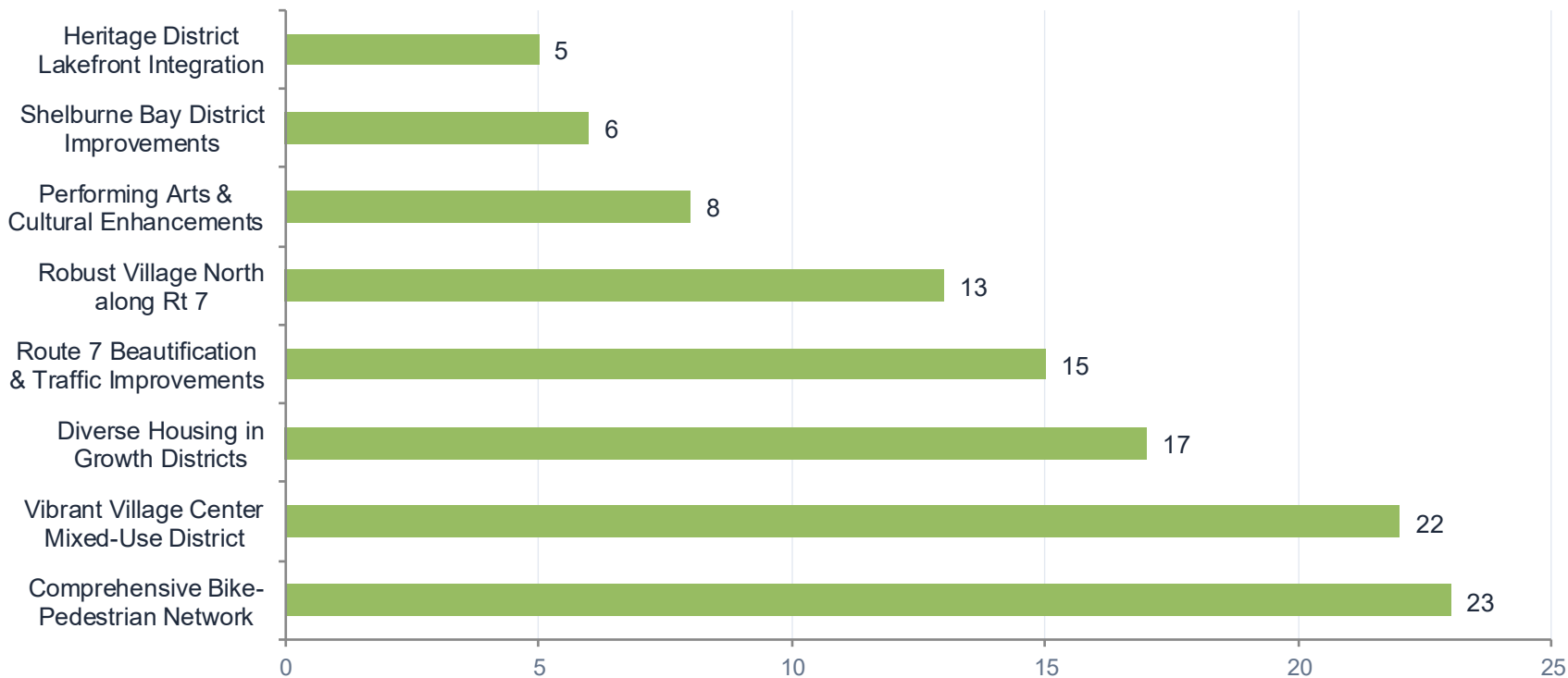
2

Property Inventory Urgently Needed

Raised by 2 respondents

Detailed inventory of sites currently and potentially available for development or redevelopment seen as a critical first step.

Longer-Term Vision



Q6: We'd value your input on our longer-term thinking. | n = 39

Longer-Term Vision Comments

From Q6 comments ("What resonates? What concerns you? What is missing?")

5

Bike-Ped Network Is Critical

Raised by 5 respondents

Most frequently cited long-term priority. Connects neighborhoods, improves quality of life, and supports a vibrant economy. DRB has recommended a master plan for 18 years.

3

General Endorsement

Raised by 3 respondents

Three respondents affirmed the long-term priorities broadly — "all of it resonates," "all are important long-term priorities."

3

Tourism & Lakefront Integration

Raised by 3 respondents

Shelburne Farms, Museum, and Abele properties need greater coordination. Heritage District lakefront integration and lake access/amenities at Shelburne Bay.

2

Local Spending Leakage

Raised by 2 respondents

Residents spend money within a 10–15 min drive outside Shelburne. Downtown restaurants, a park/playground, and retail variety could recapture that spending.

5

Rt 7 Traffic as Prerequisite

Raised by 5 respondents

Traffic congestion must be solved before other goals can succeed. Growing stress on Shelburne Road; visitors, seasonal events, and business recruitment all depend on it. One respondent suggests a Rt 7 bypass around the Village.

3

Housing as Foundation

Raised by 3 respondents

Diverse housing seen as the most critical long-term piece — "everything hinges on it." Must come before cultural enhancements and other aspirations.

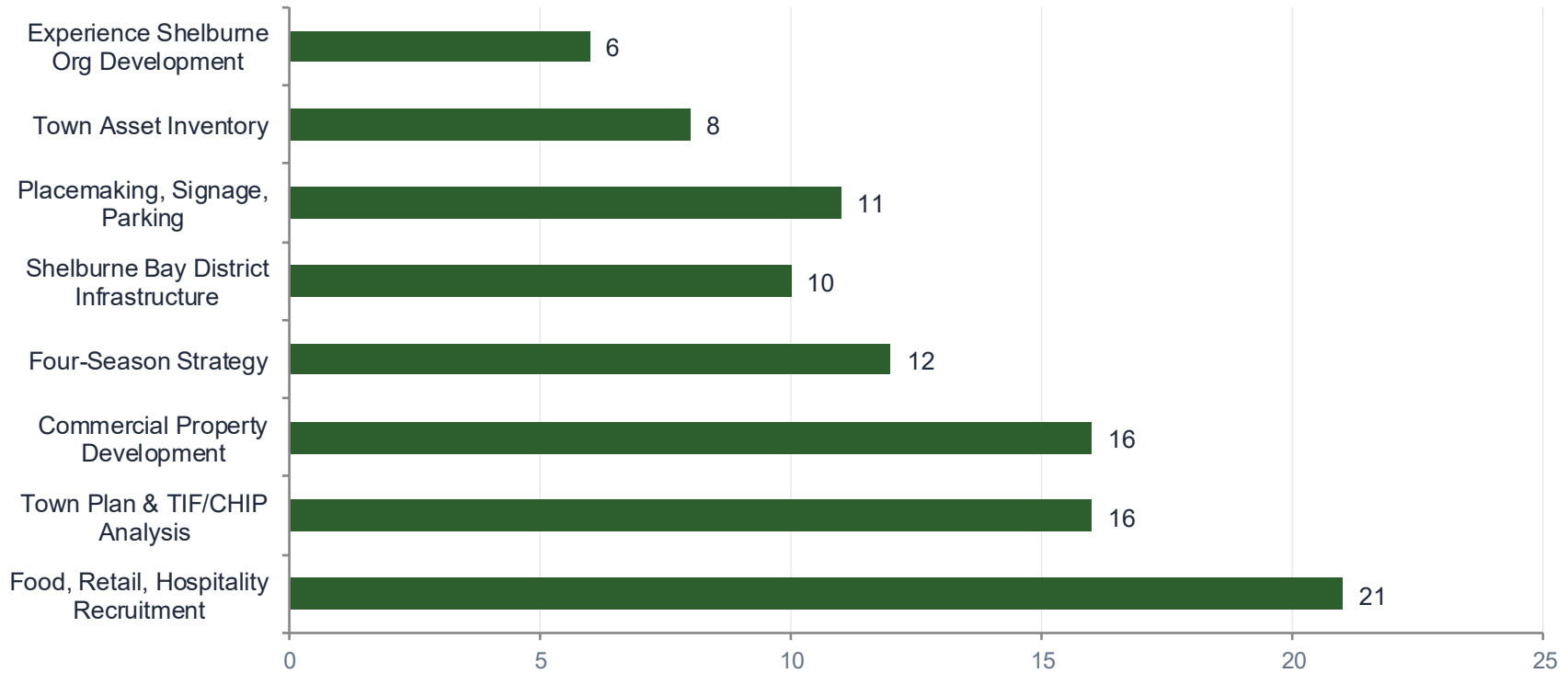
3

Preserve Village Character

Raised by 3 respondents

Maintain the village center MU district; improvements should "feel like Shelburne." Balance development with what makes the town unique and desirable.

1–3 Year Medium-Term Priorities



Q7: Which 1–3 year priorities resonate most? (Select up to 3) | n = 39

Medium-Term Reflections (1–3 Years)

From Q7 comments ("What resonates? What concerns you? What is missing?")

3

General Endorsement

Raised by 3 respondents

Three respondents said the medium-term priorities "all are good" or "these are all good" without specific concerns.

3

Foundational Planning First

Raised by 3 respondents

Town Plan, TIF/CHIP, and asset inventory should come before recruiting new businesses. Important to understand what Shelburne has before launching new strategies.

2

Four-Season Strategy & Winter Draw

Raised by 2 respondents

Year-round tourism potential — is there an outdoor winter component (e.g., cross-country ski trail network) that could be a draw?

2

Regional Collaboration

Raised by 2 respondents

Consider partnering with neighboring towns and organizations in marketing efforts. Charlotte shares a lot of charm with Shelburne and is contiguous.

3

Tourism Infrastructure Gaps

Raised by 3 respondents

Lodging, restaurants, and retail are needed to serve visitors drawn by the Museum, Farms, and other attractions. Shelburne has "no places for people to stay and dine."

2

Village Infrastructure & Ped Safety

Raised by 2 respondents

Pedestrian and cyclist needs identified for decades but unmet. Multi-use paths, improved sidewalks, and slower traffic seen as keys to a vibrant economy.

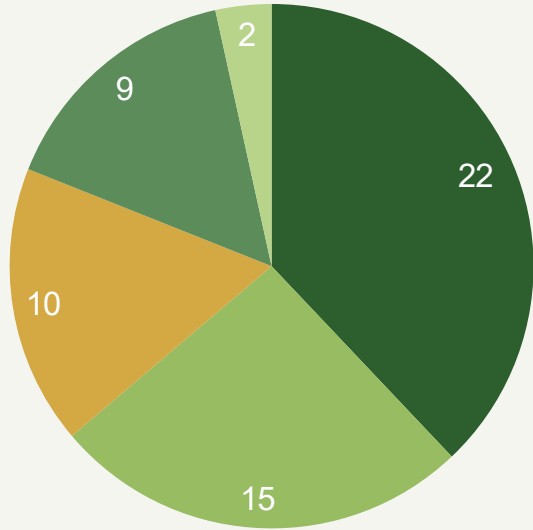
2

Avoid Over-Regulation

Raised by 2 respondents

Concern that stormwater and other regulations beyond state requirements may push developers away. Caution about being too specific in long-range planning as markets shift.

Community Engagement



- Stay Informed via Email
- Volunteer on a Project
- Just Learning More for Now
- Explore Partnership
- Provide Financial Support

Personal Follow-Up (Q5)

9 said Yes
(23%)

30 said No
(77%)

Q4: How would you like to engage with Experience Shelburne?

Engagement Roster by Type

Bold green = wants follow-up

Volunteer on a Project
(15)

Explore Partnership
(9)

Stay Informed via Email
(22)

Just Learning More
(10)

Financial Support
(2)

What We Heard

The community wants Shelburne to grow thoughtfully — grounding near-term action in economic planning and smart development, while investing in infrastructure, connectivity, and the distinct character that makes this town special.

79%

prioritize Economic
Development Planning

69%

want Smart Targeted
Development

49%

want to actively engage
(volunteer, partner, support)

56%

want to stay informed
via email

Thank you for your input — together we are shaping Shelburne's future.

Appendix: Question Legend

Q3

2026 Near-Term Projects

Which near-term projects matter most to you? (Select up to 3)

Options: Economic Development Planning, Smart Targeted Development, Critical Infrastructure, Visitor Strategies & Synergies, Seasonal Events & Attractions

Q4

Community Engagement

How would you like to engage with Experience Shelburne? (Select all that apply)

Options: Volunteer, Explore Partnership, Stay Informed via Email, Just Learning More, Financial Support

Q6

Longer-Term Vision

We'd value your input on our longer-term thinking.

Options: Bike-Ped Network, Village Center Mixed-Use, Diverse Housing, Rt 7 Improvements, Village North, Arts & Cultural, Shelburne Bay, Heritage District Lakefront

Q7

1-3 Year Medium-Term Priorities

Which 1-3 year priorities resonate most? (Select up to 3)

Options: Food/Retail/Hospitality, Town Plan & TIF/CHIP, Commercial Property, Four-Season Strategy, Bay Infrastructure, Placemaking/Signage/Parking, Town Asset Inventory, Org Development

Q8

Open Comments

Any other comments or ideas we should consider?

The following pages show individual open-ended comments, organized by respondent. Only respondents who provided written comments are included.

Appendix: Individual Comments (1/6)

Q7: All are good

Q3: Looks comprehensive to me!

Q4: For financial support, we'll have to wait until the summer months, but could do something in-kind or host an event at the Farm. Happy to volunteer; my professional expertise is fundraising so I'd be happy to help with grant applications and identifying potential funders.

Q6: Housing is the most critical piece of the puzzle. Everything hinges on it!!

Q3: A strategy for restaurants and more food venue options - making this a specific strategy.

Q6: A strategic focus on attracting tourism - shops, restaurants, lovely hotels - strategies that spruce up the town. Some of this is too vague.

Q3: Residential housing.

Q8: Humans tend to find new projects more attractive than taking full advantage of what we have. It would be good to shift the paradigm to consider best leveraging what we HAVE with at least as much attention as we pay to new ventures.

Q4: I think the school system is an important part of attracting people to the area. I love the dynamic energy from the group. I would like that energy to infuse our school redesign plans. Students would really benefit from and contribute to this process.

Q6: All of it resonates, really. I almost randomly chose three :)

Q6: Shelburne does need to seriously consider a Route 7 bypass that routes through traffic northbound or southbound around the Village. Ironically I think this will produce a more vibrant and livable/walkable and bikeable village. Better for residents, better for tourists, better for commuters.

Appendix: Individual Comments (2/6)

Q6: Shelburne's organizations and businesses have long operated in silos. Tourism is a key economic driver--more effort and financial support for collaboration, marketing, and infrastructure to serve visitors would be wise. We especially need high quality lodging and restaurant options. Heritage District lakefront integration also feels very important.

Q7: Four season strategy feels important. Is there an outdoor winter component that could be a significant draw (xc skiing trail network)?

Q8: Worth considering if we should work with neighboring town businesses/organizations (Philo Ridge Farm, Horsford's, Pelkey's, Sweet Roots Farm) in marketing efforts? Charlotte shares a lot of the charm with Shelburne and is contiguous.

Q7: If the Town owns land that is unused, would the land be a good place for affordable housing? Cost of land is a significant factor in the price of homes. Possibility of the town "giving" the land for building of affordable homes with a perpetual affordability covenant.

Q8: Keep up the great work!

Q6: I'm very concerned about the impacts of large-scale development. What will be the financial costs of more retail and other growth aspects? (Think Williston!) I live on a road that opens onto Shelburne Road. Getting out into that traffic has become too long a process; it's stressful and annoying.

Q6: I would like to see VT raise the bar on what types of development happens here and the quality of that development. I would really like to see improvements to Shelburne Road so that it "felt like Shelburne".

Q7: These are all good

Appendix: Individual Comments (3/6)

Q3: Assistance with connecting potential projects with financing (grant, designations).

Q6: Reshaping perspective on environmental conservation as an opportunity that can be achieved BECAUSE OF smart economic development.

Q7: Leverage what we HAVE as much as new ventures.

Q3: I appreciate the language that focuses on what Shelburne has, as opposed to what we don't have. It seems wise to focus on gathering current "low hanging fruit" while also encouraging existing businesses to seek out those synergies.

Q6: A bike/ped network is critically important for connecting Shelburne both physically and as a community. I would love cultural enhancements and a vibrant village center, but only AFTER diverse housing is in place. The need is too critical. Growing a robust village north on 7 seems a balanced approach to growing Shelburne.

Q7: It seems reasonable to understand what Shelburne has for assets before launching into other strategies. The Town Plan and TIF/CHIP studies would outline how Shelburne will engage with businesses and property owners: important to establish before recruiting any new entities.

Q8: Good momentum building!

Q3: Local investment cultivation.

Q6: I think it's important that investment in development be driven by local dollars - partly so that development decisions are made by residents and partly so that in the long term assets are owned and controlled locally.

Appendix: Individual Comments (4/6)

Q3: We have an intersection that doesn't meet state standards and Bay Road left turn onto RT 7 is a very big issue (bottleneck). Also, I believe we could allow commercial kayak/canoe companies to access our waters at Shelburne Bay.

Q6: Intersection of Bay Road with Rt 7. Understanding upgrades to rail bridge on Bay Road and pedestrian path crossing.

Q7: Possible future integration of Shelburne Farms, Shelburne Museum and Abele properties with greater coordination and collaboration.

Q8: Bottleneck on Bay Rd at Rt7 intersection is the elephant in the room for transportation/emergency access, and pedestrian safety that includes the railroad crossing.

Q6: The items I chose are of most interest to me. I think all of them are important long term priorities.

Q8: Thank you for including me. The focus on thoughtful economic development is needed regionally and exciting. Thanks for taking a leading position.

Q4: As a member of the Housing Cmte, I would welcome ways to strategically use our committee's platform to help.

Q6: Identifying opportunities to further differentiate Shelburne in a positive and distinctive manner from surrounding communities. Establishing this foundation will help capture attention as visitors pass through the town and encourage outside stakeholders to recognize Shelburne as a unique and desirable place.

Q6: Maintain the delicate balance between our vibrant village center and enhancing development opportunities along Route 7.

Q8: I have been impressed with the effort being made to promote responsible development and enhance Shelburne's vibrancy. Nice work thus far!

Appendix: Individual Comments (5/6)

Q3: I think it very important to create a detailed inventory of properties currently and potentially available for development or re-development.

Q6: The Village center MU district is in relatively good shape. We need to continually maintain and enhance this asset. Enhance lake access and add amenities to Shelburne Bay area. Pedestrian and bike network is very important--the DRB has recommended a comprehensive town wide bike-ped master plan for 18 years.

Q7: Avoid getting too specific with planning goals. Time has and will continue to change market demands.

Q8: I am concerned about the Town regulating stormwater above and beyond State requirements. Over regulation will continue to push some developers away. Be cautious of trying to be something or someone you are not. Thank you for the tremendous effort.

Q3: Having a preliminary mock-up of what the future of Shelburne could look like would be a helpful catalyst. I'm excited by what the 20-year plan could look like--maybe now is the time to put an idea on paper to help us all imagine it.

Q6: Comprehensive bike path would be huge. I feel there's a LOT of untapped potential in the downtown area--more variety of restaurants. Local Shelburne money being spent elsewhere within a 10-15 minute drive really resonates. A park/playground would also be a nice way to get people to stay longer downtown.

Q8: Thank you for all you're doing!!

Q6: The Rte 7 traffic issue has to be solved before much else can happen. The bottleneck there can be terrible. Visitor strategies and seasonal events can happen concurrently but until the car situation is solved, I think there will be problems.

Q8: The Rt. 7 corridor needs a lot of work to be something beyond a highway surrounded by a very mixed array of businesses. Speed limits likely need to be reduced, and true bike/multiuse paths should replace the sidewalks. Overall this is an outstanding initiative and I'm hugely appreciative of your work!!!

Appendix: Individual Comments (6/6)

Q3: Critical infrastructure to Village Core (Falls Road) to improve access to civic services, safe routes to school and improve multimodal transportation opportunities.

Q7: I have questions about the parking issue. I think we need to do a parking inventory and then plan from there. Make it safer for folks to use alternative modes of transportation and walk and bike from place to place.

Q8: I have a lot of thoughts about the focus on Bay Road but I would rather come to a meeting and discuss it there.

Q3: I find myself deeply disappointed in the failure to mention related issues in the village, in particular the terribly unsafe conditions for FAR more people needing to use upper Falls Road.

Q6: Achieving Designated Downtown status is of particular interest--greater control of and increased funding opportunities. Slowing traffic, visually "marking" the village through banners, signage, speed mitigation infrastructure, improved parking options, dedicated multi-use paths are important needs.

Q7: Village infrastructure needs have been identified as very important for many decades, including SAFER travel for pedestrians and bicyclists. Infrastructure improvements that slow cars and encourage other ways of accessing businesses will result in a more vibrant economy. Make the town bike and ped safer and visually "softer feeling", and they will come.

Q8: Thank you for your efforts. The promise of this work is exciting.