

BROWNFIELD SITE REUSE ASSESSMENT SUMMARY



FORMER WOLCOTT HOUSE



Proposed Gravel Parking Lot with EV Charging Stations & Bus Stop

SUMMER 2024 MUNICIPAL ASSISTANCE PROGRAM

PROPERTY INFORMATION

Address: 4146 VT-15, Wolcott, VT
Property Size: 0.71 Acres
Current Zoning: Village Core

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Site History

The site was first occupied by the Wolcott House, a mixed-use residential and commercial building with a hotel, from 1897 until circa 1909 when the building burned down. The Site was later used for lumber storage, an automobile repair garage, and a gas station. From 1998 to present day, the site has been used as a gravel parking lot for nearby businesses in Wolcott's village center.

Considerations

The site is in a floodplain, limiting the redevelopment potential for the site. Local planning studies identify the need for streetscape improvements along VT-15 in the village center. The town expressed interest in reusing the site as a parking area to facilitate future development of the village.

Reuse Alternative

The reuse alternative for this site is a gravel parking lot with fifteen marked parking spaces, a sidewalk with green streetscaping, landscaping throughout the parking lot, a bus stop with a covered waiting area, and six EV charging stations.



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UConn TAB worked with Lamoille County Planning Commission to develop a conceptual reuse plan for this brownfield site.



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