

## Emily Heymann

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**From:** Matthew Boulanger  
**Sent:** Tuesday, January 09, 2018 8:11 AM  
**To:** Ken Belliveau; Emily Heymann  
**Subject:** FW: Northridge Developmet



DP 17-01

RECEIVED

Jan 09, 2018

PLANNING/ZONING

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**From:** Meredith Bates [<mailto:mbates1123@yahoo.com>]  
**Sent:** Monday, January 8, 2018 10:20 PM  
**To:** Matthew Boulanger <[mboulanger@willistonvt.org](mailto:mboulanger@willistonvt.org)>  
**Subject:** Northridge Developmet

Hello Matt –

I am writing to you in advance of tomorrow's meeting regarding the Northridge development proposed by Black Rock Construction. As I look at the revised plans recently posted on the town website, there are a number of concerns that myself and other abutters feel need to be addressed.

When considering the vast differences between the original plans and the revised ones, Black Rock should be required to re-apply and be evaluated on the revised plan. The original plan had two means of egress whereas the revised plan has only one. The original plan considered a lower percentage of condominium units than the revised plan. The original plan had a different location for the bike path. All of these items change the entire dynamic and feel of the neighborhood as a whole. More recently it has been brought to our attention that this new development will require a boundary adjustment to 749 Metcalf Drive which is in violation of the Homeowners Association Deed Covenants which my husband previously sent you.

### **The Bike Path:**

The bike path has now been placed in the abutters' back yards. In the original plans it was to run through the middle of the North Ridge development. As proposed it does not seem to have any direct connection to Old Stage and essentially just picks back up on Metcalf at the proposed new roadway. With no meaningful connection or outlet to Old Stage I am confused as to why the need for it at all. The bike path already uses the South Ridge sidewalks to connect from ABS to Coyote to Old Stage and on to WCS. I'm unclear as to the need or benefit of its extension and placement in the revised plans. At the very least it should be run through the middle of North Ridge as originally proposed. Black Rock was more than willing to accommodate this in the original plans. It is our understanding its placement in the revised plans was one that was required by the town. Please clarify.

### **Condo/Townhouse Units:**

Another concern I have is the development of the property directly behind the abutters. Due to the steep slope uphill from behind the abutting properties, Black Rock had agreed to make the units directly behind the abutters as single story units. This appears to still be part of the revised plans for our neighbors but is not specified. Additionally the unit located directly behind our property (685 Metcalf) line has been changed from what was initially a one story home to what now appears to be a 2 story townhouse unit. In addition the revised plans are calling for a higher percentage of condo/townhome units than the original which does not have the same look of South Ridge which is a makeup of single family homes.

### **HOA Bylaws:**

It has come to our attention directly from the realtor listing the 749 Metcalf property that there is a disclosure to possible buyers that there is a plan for a boundary line adjustment in order to accommodate the setback for the new road to Northridge. Per Black Rock's Project Narrative "it should be noted that an agreement has been reached with the abutting landowner and the proposed access road as submitted is compliant with all Town and State Regulations regarding to setbacks". It is our understanding without this boundary adjustment from the abutter the new road will not fit within the 50 foot setback to the adjacent stream. It is essential that the DRB understand that South Ridge Deed Covenants specifically state "said lot shall not be subdivided for sale purposes or otherwise". It appears Black Rock's proposed boundary adjustment at 749 Metcalf drive is in violation of our neighborhood's bylaws.

**No Cut Set Backs:**

It was our understanding from Black Rock that a 'no cut' setback was put into the original plan along the border with the Metcalf properties. It is unclear if this is still part of the plan and what the width of the 'no cut' setback will be placed at.

**Drainage:**

As an aside, due to the past history of drainage issues on this section of Metcalf Drive as noted in the DPW 12/20/2017 memorandum, drainage and proper storms systems being in place is of great concern given the steep slope proposed for this development.

The revised plan currently proposed is not one of small subtle changes in comparison to the original. To the contrary, it changes the entire feel and look of the neighborhood. Additionally, it would appear the adjustment of the boundary line at 749 Metcalf is in violation of the South Ridge HOA's Deed Covenants. As such, at the very least, Black Rock should be required to re-apply to the DRB for this project development.

I will plan on attending tomorrow night's meeting in hopes to discuss this project further and obtain additional information.

Thank you for your time.

Sincerely,  
Meredith Bates  
685 Metcalf Drive