

## Emily Heymann

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**From:** Matthew Boulanger  
**Sent:** Tuesday, January 02, 2018 9:48 PM  
**To:** Emily Heymann; Ken Belliveau; Melinda Scott  
**Subject:** Fwd: Northridge Development

DP 17-01

RECEIVED

Jan 03, 2018

PLANNING/ZONING

Sent from my iPhone

Begin forwarded message:

**From:** Robert Hamble <[roberthamble@gmail.com](mailto:roberthamble@gmail.com)>  
**Date:** January 2, 2018 at 9:20:24 PM EST  
**To:** [mboulanger@willistonvt.org](mailto:mboulanger@willistonvt.org)  
**Subject:** Northridge Development

Hi Matt,

I am reaching out prior to next week's meeting regarding the revised Northridge proposal. In reviewing the revised plans, as a Southridge resident, I have some concerns with the new direction and hope the DRB will require Northridge to re-apply for allocation evaluation.

In looking at the revised plans, BlackRock has reduced the allotted units from 53 to 40 to meet the requirements of one access point. In doing so they eliminated many of the large houses that would be in alignment with the Southridge neighborhood and have allocated close to 50% of the units for condos and then divided the remaining units between cottage homes and some large homes. As expressed during the initial approval phase, the DRB provided high points, but did say the design does not have the same feel as the abutting neighborhood of Southridge, which per the DRB mission is to create growth that has the same feel of abutting neighborhoods. With even greater percentage now allotted to condos than before, the new design is getting further away from the same feel as Southridge.

Also, I have concerns that Blackrock has come to an agreement with an abutting landowner to modify their property lines to get around the current watershed set-backs. Besides feeling that this is a work around environmental parameters, it also may be in violation of the SouthRidge HOA bylaws which states a landowner can not subdivide their property.

I appreciate your time and I look forward to hearing more about the project next Tuesday.

Thank you,  
Robert Hamble  
259 Harte Circle

Sent from my iPad