

Emily Heymann

From: Matthew Boulanger
Sent: Saturday, January 06, 2018 8:41 AM
To: Emily Heymann
Subject: Fwd: Northridge development concerns

DP 17-01



Another one for the file.

Sent from my iPhone

Begin forwarded message:

From: "Lord, Susan" <Susan.Lord@uvmhealth.org>
Date: January 5, 2018 at 8:05:59 PM EST
To: "mboulanger@willistonvt.org" <mboulanger@willistonvt.org>
Subject: Northridge development concerns

Hello Matt,

I wanted to write and officially express the many concerns I have surrounding the proposed Northridge development prior to the meeting next Tuesday night January 9.

In reviewing the revised plans on the town website, I noted the many changes proposed. Briefly, this includes only one entrance, a much different mix of housing and a completely different look and feel of the layout of the properties. As the DRB gives points when reviewing a proposed development and based on the points they get allotments, I feel that Black Rock should be required to re-apply to the DRB and be evaluated on the most current plan. The original plan was given high points but I feel the revised plan would not fare as well. Also, I feel that the new plan does not have the same look and feel as Southridge, which in my understanding is part of the DRB mission, to create growth that has the same feel of abutting neighborhoods. With a much higher percentage of condominiums now than in the original proposal it clearly does not have the same feel as Southridge. Also, it has come to my attention that the development will be phased. I am concerned that if the second phase of the development is not completed, there will be a condo development in the middle of single family homes that clearly does not have the look and feel of the neighborhoods surrounding it.

Another concern I have is the boundary adjustment proposed with the neighboring parcel at 749 Metcalf Drive. It is in direct violation of our HOA bylaws that land owners cannot subdivide their properties. As you and I have discussed in the past, DRB approval does not supersede any existing town laws or HOA by-laws. If this boundary line adjustment cannot happen, the road will not fit within the 50 foot set back from the un-named stream adjacent to the property.

The next concern I have is the bike path. In the original plans it was situated in the middle of the proposed new development. In the revised plan it is located directly behind abutters houses, bringing strangers into their yards. Per the new plans, it appears the bike path cannot connect to Old Stage Rd in any meaningful way due to wetlands and a large drainage pond that is located directly in the way on the new plans. The bike path should connect with Metcalf but should be moved to the middle of Northridge as originally proposed.

It is unclear in the new plans if the condos directly behind the abutters on Metcalf Drive are single story as well. In a previous plan, Black Rock proposed making those condos single story units in order to have

less impact on the neighboring houses (as the condos are slightly up-hill from Metcalf Drive and would seem even taller). I am concerned they have changed these back to two story condos.

I am planning to attend the meeting next week and am interested in hearing more information on this project.

Thank you,

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