

**Ken Belliveau
Land Use Planning Consulting
683 Maple Street
Waterbury Ctr, VT. 05677**

Matt Boulanger, AICP
Director of Planning and Zoning
Town of Williston, VT
7900 Williston Road
Williston, VT 05495

ATTN: WILLISTON PLANNING COMMISSION

**RE: POSSIBLE SPECIFIC PLAN APPLICATION
GLASER PROPERTY, CORNER OF OLD STAGE ROAD AND
MOUNTAIN VIEW ROAD
TAX PARCEL ID 09:012:082**

Dear Matt,

I am writing to you in follow up to our previous conversations about a possible application for a Specific Plan under the provision of Chapter 9 of the town's Unified Development Bylaw.

The property in question is a 97-acre parcel owned by Jacob and Caitlin Glaser, located at the southwest corner of Mountain View Road and Old Stage Road. Please see the attached location map I am providing for your reference. The Glasers would like to have an informal discussion with the town's planning commission about the prospects of filing such an application as a way beginning a discussion with the town about their ideas for their property, and to see if there is any interest on the part of the planning commission to work with them on a possible Specific Plan. We had previously spoken about placing this is the January 18, 2022 planning commission agenda.

The Glasers have owned this property for roughly 20 years and have tried to be good stewards of the land and maintained it in an open and natural state, allowing one of their neighbors to hay the fields over the years to support their horse farm. The Glasers are now at a place where it is time for them to consider other options for their property, including development options, and would like to see if the town would like to work with them in coming up with some creative methods of planning for the future of this property.

Below is some basic zoning information about the property:

Tax Parcel ID	09:012:082
Land Area	97 Acres
Zoning District	Residential (RZD)
Growth Management Area	Other Sewer Service Area
Maximum Allowed Residential Density	3 dwellings per acre
Town Plan	Chapter 13: Identified Scenic Viewshed

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Chapter 9 of the town's Unified Development Bylaw requires an application for a Specific Plan provide a "substantial public benefit" for consideration for approval by the town. Section 9.2.2 lists open space assets as identified in Chapter 13 of the town plan as possible substantial public benefits. The Glaser property is one of the properties listed in Chapter 13 of the town's Comprehensive Plan as a Scenic Viewshed that should be considered for protection. The Glasers believe that there is the potential for some of the scenic viewsheds that are currently present on their property to be preserved by the town while enabling them to develop their property at the same time. Our hope is that the planning commission also sees the potential of working with the Glasers towards this end.

Thank you for discussing this property with me and for placing this request before the planning commission. I look forward to discussing this with you and the planning commission on January 18, 2022.

Sincerely,

Ken Belliveau