Glaser Specific Plan – Community Meeting Survey Responses

76 responses and 5 letters as of 2:00 pm on December 6th

This survey was prepared by Planning & Zoning staff. The original deadline was 9:00 am on November 10th however it has been kept open by request. Hard copies were mailed to abutting properties with their notice letter. It was also made available online via the Town Website, Planner's Corner Newsletter, and emailed to individuals who commented on the Glaser proposal in early 2022.

1) **Will you attend the Community Meeting on November 15th at 7:00 PM?** *76 responses*

   Circle one: *Yes, in-person(24)* *Yes, on Zoom(18)* *No(11)* *Not sure(23)*

2) **Do you need help connecting to Zoom for the first time?** *Circle one:* *Yes(1)* *No(72)*

3) **Would you like to serve on the advisory committee?** *20 responses*
   Meetings will be held in-person and online via Zoom on Thursdays from 5-6:30 pm, 1-2x per month for 2-3 months (or more as needed). *Check one:*

   - representative of the affected neighborhood – 10 interested
     - Doyle Strack (Jensen Road), Kyle Sala (Turtle Pond Road), Marcia Urie (north end of Old Stage Road), Rueben Escorpizo (Wildflower Circle), Michael Mauss (Windswept Farm), Katherine Boucher (Shelburne, VT), Tina Mauss (Windswept Farm), David Westman (Brennan Woods Dr), Theresa Zittrisch (Wildflower Circle), Jay Petrillo (Southfield Drive)
   - representative of the community at large – 10 interested
     - Georgeann Jenkins (north end of Old Stage Road), Pamela Allen (Pillsbury Lane), Valerie Richardson (Shelburne, VT), Louise Peach (Fairway Drive), Jennifer McDonald (Southfield Drive), Stephen Page (Gov. Chittenden Road), Lisa Braden-Harder (Shagbark Drive), Jim McCullough, Mike Isham (Oak Hill Road), Martina DelNevo (Village Grove)

4) **Questions or comments about the proposed residential development?** *64 responses*
   Approx. 100 homes, primarily duplex units

   1. The proposed automobile access points to the new developments on Old Stage Rd will create a significant increase in the number of cars turning onto Mountain View and Williston Roads during rush hour. These intersections get increasingly chaotic and dangerous every year. Will traffic lights be considered to facilitate safe passage onto these traffic arteries? How will light pollution from the developments be addressed?
   2. I would like to see more houses along Mountain View Drive in the NW(?) corner of the property. This would create a longer view shed and provide hay fields for Windswept Farm.
   3. The four things I'm most focused on personally with the Glaser property is 1) Preserving the rural character of the viewshed and area, 2) enhancing east/west pedestrian connectivity both at the Williston rec path intersection at Old Stage Rd, and along Mtn View Rd, 3) preserving a cultural asset in the Windswept horse farm, and 4) preserving natural resources including wetlands and habitat connectors.
   4. What is the anticipated cost of the units? there is a need for more housing in Williston. Is the cost of the units in line with the average or mean income of a worker in Williston?
   5. I have no issue with the development as long as the project follows all applicable codes and regulations.
   6. The current zoning should not be changed. The current roads and infrastructure can not handle this development. The traffic jams Mountain View and 2a at rush hour can be 15-20 minutes already

7. How will traffic on old stage rd be managed. The stop sign at Adams farm market will be inadequate to Manage the increased traffic on Mt View. How many new developments currently under review will empty onto Mt View.
8. Interested in seeing housing style, quality of construction (e.g. energy efficiency), duration of construction period and traffic impact to old stage road. 35mph on Old Stage is already pretty fast given how hilly it is and the rec path crossing. I see many cars blow through the pedestrian path while people are waiting to cross. With increased development, should the speed limit be evaluated?
9. Very interested to see better design and layout than more of the same, bland cul-de-sac with garages in the front of single-family homes, each on a parcel. Clustering? Multi-family? Shared outdoor spaces? Innovative architectural design to echo Vermont farming landscapes? Let's see the best possible examples! Also would like more info on the rec path, location, who's paying for it, etc.
10. There is no affordable housing proposed . (I could not find a key to what the different colored buildings mean) There is no mention of how many stories the duplexes will be; hence it is difficult to imagine their appearance . A bike path connecting the two sections is probably not adequate; this should be a road.
11. I appreciate the development needs of Williston and the continuing "pressure" to develop but the development of any kind needs to be responsible and sensible to the character of Williston as a town and its aspirations. Continued developments should not masquerade in the name of providing affordable housing, because it is not; in fact, the definition of affordable housing needs to be more sensible. They cannot masquerade as improving the connectability of Williston because that is not the case. This part of Williston needs to be preserved- it is what makes the Mountain View - a view of the mountains. This area is a wildlife corridor and we have evidence to say so. The addition of homes needs to consider the effect on the school system, infrastructure, and traffic- all of which will need to be independently consulted. Considering a development based on SUBSTANTIAL need must meet the very essence of what is SUBSTANTIAL. Providing an open space is not sufficient to be SUBSTANTIAL. Old stage road already provides a through traffic that is heavy during commuting hours, same time as when school buses go about. A lot of preparation needs to be done for years before any further development can take place. We should not put the carriage before the horse. Public roads must be managed better, providing sensible traffic that is safe and acceptable. I would ask that the Planning Commission not approve of this development on the basis of substantial need.
12. Can any of the units be made affordable? Can solar generation be part of this project?
13. a. Where will the access roads be? There should be access roads from Mountain View, Old Stage Road and it should connect to Coyote Lane or Chloe Circle or both. b. Old Stage Road is already very busy with pedestrian and bicycle traffic and drivers pay no attention to the speed limit of 35MPH. It is already a very dangerous road for children and bikes. Now 200 more cars will be added - what will slow them down to prevent accidents? Can multiple traffic bumps be added to Old Stage Road like they were added to Finney crossing? c. Keep construction trucks off of Old Stage Road. This road is heavily used by children, bikes, etc ... And the weight will destroy the road.
14. I would like to see the siting done thoughtfully in order to retain good view corridors to the mountains and village steeple.
15. One concern I have is that the plan seems to be rushing to the finish line and bypassing some preexisting Williston development rules. While I understand the need for housing, open space such as this is becoming more and more rare and should be valued for what it is as open, undeveloped land rather than simply profitable. Neighborhoods with cookie cutter homes seem to be cropping up every where and cluttering the landscape--especially this stretch of land with such a beautiful view.
16. How will Williston preserve the wildlife that resides in those fields?
17. Will the Williston Police Department be budgeted to hire more officers to be available with the increase of population/density of the town?
18. Sent separately
19. I SUPPORT THIS PROJECT. We need more homes built in Williston and ALL of Vermont. the plans on this sound pretty good... leave some open space by Mountain View road to preserve the view.
20. Why is there no entrance off of Mountain View Rd? too much potential traffic congestion on Old Stage Rd
21. You should not allow it to happen

22. Is a traffic light proposed to handle the expected increased traffic at the corner of Old Stage Road and Mountain View? Are any of the proposed residential units expected to be considered affordable?
23. My position is to leave this area either undeveloped or to use it as public open space. If it must be developed I think it could be used as a Williston Rec center. A duplicate to what the Williston Edge was (huge loss) should be erected instead of more houses.
24. Who is going to pay for the traffic lights that will become necessary at the intersection of 1) Old Stage and Mountain View; 2) Old Stage and Rte 2; and 3) Old Stage and Wildflower Circle?
25. I am in favor of what has been proposed: dividing the project into north and south developments separated with a Wetland. The northern development has been set off and consequently down hill from Mountain View Road (MVR). The developers should submit a site section and perspective to show the development will not adversely impact the view corridor from MVR toward the Green Mountains and make adjustments to the design to preserve this scenic vista. The developers should also create a low berm or hedge along MVR to screen the near view and mid-height shrubs between the road and the homes for screening.
26. How is this going to affect the schools? The schools are not going to be able to sustain the amount of growth that is happening in Williston. At what point do the schools need to be expanded costing the tax payers of Williston an increase in property taxes to pay for it? Also, by flooding the market with more and more residential properties in Williston it will bring down property values as the demand will outnumber the supply. Houses are selling for way over asking price which for homeowners that are looking to sell in the near future will be a nice windfall. By adding 100's of new properties it will bring down the purchase price of properties causing home owners to potentially lose 10's of thousands of dollars in home equity.
27. Should be less, 50
28. I believe we need more affordable and "missing middle" housing, not more high-end housing. Is there any intention/commitment on the part of the developer to build affordable and/or missing middle housing? I think this would constitute a substantial public benefit. I have read on FPF that the proposed developer is Snyder. If so, I object to the plan on that basis since Snyder has a reputation for poor quality construction.
29. Traffic traffic traffic! - Try entering Williston Rd from either Old Stage or Tower Rd
30. I oppose developing this parcel with so many units. We should work to preserve green space in Williston.
31. I do not believe that land should be developed for housing. Williston needs community spaces like a pool and a dog park and the central location would be better suited for those purposes. Additionally, I'm concerned about the added increase in traffic to Old Stage Road. Along those lines, I've noticed that the town is quick to approve developments that will increase traffic to the area but are not addressing the concerns regarding infrastructure and traffic patters as well as the concerns about essential services like our Post Office and fire department being overtaxed.
32. What will the impact be on school enrollment? How can developers help share the costs of expanding school building space and services? What will the traffic impact be? How will it impact the wonderful Tuesday night summer events at Adam's and parking/access?
33. How are all these people ,as well as the 100's of other homes planned for Mountain View , going to fit on these already crowded, unimproved roads? Williston is creating a nightmare .
34. Our town's gradual residential growth regulations are in place to allow all of the local services time to adjust. It seems to me that giving up that time is too high a price to pay for what is offered in return.
35. Over development in Williston & negative impact this project will have on Windswept Farm.
36. Not in support of this development. Too much going on without planning for increased traffic and additional children needing services in already crowded schools. Development happening too fast for the town, and on such large scales
37. I support the idea of cutting the number of houses in half and leaving the land on MVR as open space. The houses could be clustered in the area around Wildflower Circle. This would allow more mountain views, more land for Windswept Farm to use and decrease the traffic that the full development would create. The open space land could have its development rights purchased by the town and VLT or other conservation organization. The Glasers would have some of the revenue from the development and make up the remainder from conservation monies.
38. more affordable housing is a dire need. It does not need to conflict with preserving a views cape

39. Please stop building, period. Please leave Williston as it is. We could be working on roads (2A) because traffic is already bad and snarled at several locations. Keep Williston as rural as possible, for the people who live here. It's turning into a jungle of ugly development and traffic, bringing down our quality of life.
40. I do not believe we should be building more homes in our town for three reasons. 1. It will put a drain on our school system and being a senior citizen on a fixed income I am concerned about having to raise taxes to support this, 2. It will put a strain on our road system especially Mountainview Rd which already is seeing more traffic. 3. We need to keep open space in our town. Even though the land owners have agreed to keep some of the land free it is still 100 new homes added to our community and taking away open space
41. I wish some affordable housing units at varying price points were incorporated into the plan.
42. Is there potential for my daughter to live there with family and friends, housemates that she chooses? Will there be a relationship with the horse farm that offers therapeutic relationships with the horses? Is there a plan to build a community gathering with integrated business opportunities created within the community like a cafe, rec room for encouraging socializing? and opportunities for exercising indoors beyond a gym like a heated indoor pool?
43. "I am not concerned with the number of units proposed but I am concerned that there is no effort made to provide affordable housing and that the developer Synder does not have a reputation for good construction. This is a great opportunity to do new construction and include affordable even outside of the FBC zoning area. the town should create an expectation for the future to include up to date features like affordability, energy efficiency and solar. There needs to be evidence of planning to take into account increased traffic on Old Stage Rd, and connecting to the bike path and other paths in the area
44. Absolutely 100% against it. I cannot attend the meeting as it is during my shift but want to make my voice known.
45. Will there be units dedicated to low income people? Can a group of such units be developed to accommodate people with intellectual disabilities and their caretakers?
46. I support building new homes in Williston. Our community desperately needs to increase the availability of housing and in particular fill the missing middle that has developed in our housing stock. That said I'm very concerned about the implications for growth management and the impact on the capacity of existing infrastructure in Williston. I have not seen any reports on how this will affect the school system. I have also not seen any traffic studies to show the impact on vehicle trips as a result of this housing development. For example how this development increase vehicle trips during peak hours? I would expect that any housing development in Williston that exceeds growth management restrictions would require a traffic study. Finally I have significant concerns about placing entrances to the development on old stage Road. Old stage Road already has several developments feeding out onto that road. Mountain view would seem like a far more logical option to add additional traffic as the traffic has the choice to feed out onto Mountain View and then onto Route 2A. As opposed to old stage Road that either feeds out directly into the congested village or onto Mountain View. Feeding out onto the Mountain View Rd. would simply avoid further congesting the historic Village.
47. Our family has lived in Williston for 25 years. When our daughter started at Allen Brook, the school was over capacity and needed temporary trailers to help handle the overload. Since then, with thoughtful planning and restrictions on housing, the school overpopulation has been managed, and the trailers were removed. Over the past several years, housing growth has exploded, but there is no plan in place to increase the size and capacity of either Allen Brook nor Williston Central. This town does not need 100 more homes. The town's infrastructure is stressed enough with what has been built in the past 5 years. 100 more homes, with more traffic, with more stress on our schools, police, ambulance, and firefighters.
48. Will you have housing that is accessible for people with physical challenges?
49. This is just too many homes to add at once! This development should get in line and follow the rules set by the town to control the pace of development.
50. This town is developing too fast. No one appears to have truly considered the impact it will have on our infrastructure, including schools, water, pipes, etc. Schools are already at maximum. Traffic is already loud and heavy on Mountain View Rd. We are losing the character and charm of the town and what Vermont offers and we can't go back after this decision is made.

51. This proposed development doesn't speak to affordable housing which is a priority for the community. The majority of the public comments on the form-based plan used the words affordable housing.
52. This development will adversely affect traffic on Old Stage Road and I do not think this has been well thought out yet
53. I am not in favor of this proposed residential development. I believe the influx of a large amount of residents will have a significant negative impact on the towns ability to provide services, while increasing taxes across the board. Furthermore, this will continue the town of Williston's trend in allowing continued sprawl into what is left of our natural and beautiful nature areas. This development will also significantly increase both vehicle and foot traffic along Mountain View and Old Stage roads, while decreasing the property value of residents within several square miles of this location. Finally and most importantly, this development will devastate the scenic view and wildlife area the field and surrounding woods currently provides while also placing the wetlands running right through and alongside established neighborhoods at risk of high pollution. I see absolutely zero benefits to the town and local community members in allowing this development to move forward and only a financial gain for the current project property owners. I would be willing to support the town seeking to purchase this land and place it into a protected status where development will forever be banned. Thank you
54. I believe that the current growth management plan worked well in the past. Now it needs to be updated to reflect further growth in the town.
55. I attended the meeting in November, and the proposal was quite clear. No further questions.
56. At the last meeting on Nov. 15th the number of acres for the wetland has varied and the number of acres for development has varied. Are these numbers correct? The parcel is 97 acres. There are 52 acres being wetlands donated to the town and another 11 acres are also being donated to the town to preserve the view. That leaves 34 acres. How many homes can be built on the 34 acres?
57. I am concerned about the additional congestion this will cause. Mountain View Road is already a very busy road and traffic can back up considerably on both ends. What has been a quaint, small village is quickly turning into a completely different experience and the abundance of the shopping area is slowly blending into one big amoeba through the "backyard" of Mountain View Road. I would recommend NOT a having 100 additional homes, but perhaps cutting the numbers down by more than half. It would be much easier to accept a smaller neighborhood of 50 houses (max) and maintain the rate of the number of houses being built than what is currently being proposed. With the current plan, the entire traffic patterns would need to be redone.
58. I hate that this area of Williston is getting more and more densely populated. People have the right to sell their property and this seems like a better plan than selling it outright with no stipulation of open land being available for Windswept Farm. Traffic will need to be addressed. These additional homes will put more strain on the traffic on Mountain View which has already grown substantially due to development and it being used as a traffic corridor to avoid Williston Road. Speeding is a problem on Old Stage that will be exacerbated by the addition of more people.
59. I wanted to comment on a quote from Planning Commision member Chapin Kaynor in an article in the Williston Observer from December 1st about Glaser property. He stated, "There seems to be more comments about slowing down growth with the mechanisms we have in place than there is about preserving the viewshed." I think that comment is not telling the whole story based on the Planning Commision meeting I attended on November 15th. I think the overall majority of attendees would prefer the property was not developed and the views preserved. If the Town could partner with the Vermont Land Trust to purchase the property and keep it open public land that would be wonderful. The Glasers as the property owners would need to make the initial contact with the Vermont Land Trust for that process to be started. But if that is not possible, then a slow growth approach is preferrable.
60. I support the specific plan. I understand that this land is in the section of town zoned for development, and that it is inevitable that houses will eventually be built here. Blocking the specific plan does not prevent development of this land. In reality, the end result of the specific plan may be fewer houses than would be built here under the regular process. This development will not push any infrastructure over the breaking point faster than the town can handle, and the development helps to pay for these infrastructure improvements.

61. No commitment is made to include any percentage of these 100 homes as Affordable Housing. Correct? Does the Glaser property say what these homes will start at?
62. How does this development really benefit Williston? Why should it receive preferential treatment to be fast-tracked? How any acres cannot be developed due to wetlands?
63. It seems like too large scale of a project for this area on what is already a heavily travelled road with lots of traffics especially at rush hour.
64. Very concerned about the impact of increased traffic on Mountain View Road. The intersection with Rte. 2A, already frequently congested, will undoubtedly get much worse. Presumably a light or four-way stop will be required at intersection of Old Stage and Rte. 2. What other traffic infrastructure improvements will be needed, and who will pay for them? Appreciate that some open land is being preserved in the application, but still oppose 100 new units on that corner.

5) Questions or comments about the open space substantial benefit? *59 responses*
Approx. 11 acres of viewshed along Mountain View Road and approx. 42 acres of pasture, forest, and wetland surrounding Windswept Farm

1. The proposed development map shows that the grass and wetland buffer on the south end of the property crosses over Windridge (rd). Will the town be taking responsibility for the plowing and maintenance costs on Windridge? If the town takes ownership of the grass and wetlands buffer area on the south end of the property that crosses over Windridge (rd), will the town be able to sell/develop/utilize that land as desired or will it be left fallow in perpetuity?
2. I agree with both these benefits. If I had to choose, it would be the pastures. We need to make certain 42 acres of pasture is sufficient.
3. Generally I like the proposed locations of the two neighborhoods. The character of the landscape looking E and SE from Mtn View Rd headed East from Redmond Rd will definitely be different with homes in the foreground, even with the proposed viewshed area. I would expect the Conservation Commission to firmly recommend that the viewshed area be preserved regardless of going through traditional development review. Wetland areas are also protected during development review. That leaves connectivity and the Windswept Farm's land resources as remaining benefit. I find it hard to believe that that will be sufficient to justify working on a Specific Plan, but I need to review the Comprehensive Plan more carefully.
4. This open space helps maintain the rural feeling of Williston and insures space between developments outside the designated high density area.
5. Seems reasonable to me.
6. All of that land is wetland. Will windswept farm be the only beneficiary ? Don't see a community benefit
7. What will the future of the 42 acres of wetland/wetland buffer? Could that change in the future?
8. We would suggest the town allow Windswept to use the property to maintain viability as long as it is a farm. If 55a is enough land for them to stay in business, then we support it.
9. What would be the arrangement for the Mausses - lease of land? Easement for use of town land? Also wondering what Windswept's succession plan is -- do they have a new generation of horse farmers coming up to take over at some point?
10. The open spaces are primarily wetlands, which will not allow the public to use them. There are not any trails proposed. Most of it will not even be visible from roads. Therefore I do not see any significant potential benefit for the town in these lands. The viewshed along Mountain View will help maintain some view of Camel's Hump for a short distance along Mountain View. But it may be obscured by the multi-story housing development
11. An open space of this size is not enough given the negative effects it will have on the surrounding communities.
12. The 11 acres appears buildable so is clearly a significant consideration. Is any of the 42 acres buildable, or do wetlands and other limitations prevent it?
13. Glad that they are offering open land as an appeasement to paving over the rest of the property. Is it really enough to preserve the view?

14. As the owners of Windswept Farm, I am encouraged to see that the pastures will be preserved so that we can remain in business.
15. We have two horses at Windswept and my daughter and I ride there. It's a unique community that welcomes kids and technical riders of multiple disciplines. A lot of the kids that grew up at Windswept have grown up to go into STEM and medical fields, and/or business owners. It's a rich, diverse, and loving community of people from 90+ to just over 1 that support each other with horse related things but also life. Without pasture this farm could not continue to operate and provide its significant benefits to the community. It's within walking distance to Williston Central. If we had to relocate we'd have to break up our wonderful community and travel further to be with our horses. There aren't many facilities like this in the area and a lot of folks would have to leave Williston to find another barn. Please, please, please let us continue to stay together and keep growing The Windswept family.
16. My concern is the preservation of pastureland for use by Windswept Farm. If there is preserved pastureland that will be given to the town for affordable use by Windswept or given to Windswept, or Windswept would have continued access to the pastureland to remain in business, this specific plan would have my support. Windswept Farm is such an benefit to the community, losing their business due to lack of pastureland would represent a significant loss. Additionally, preservation of wetlands in any scenario is ideal. Whatever plan preserves the most amount of land and confirms that Windswept can use pastureland is the plan I would support. Is there any wording in the specific plan that calls out or guarantees use of the preserved pastureland by Windswept Farm?
17. Will windswept farm be allowed to pasture horses on preserved land?
18. What happens if this dramatic change causes the Windswept Farm to close? will those lands REMAIN open space and NOT developed? Are there assurances that the property will be of public use (perhaps a Williston Dog park)?
19. Sent seperately
20. The land Windswept currently uses as pasture land would be sold/given to the town of WIlliston. Mr. Glaser says he will do this so that Windswept can continue to use the land (without our pastureland Windswept could not operate). However, we currently have no way of knowing that Windswept would still have access to that land - and in an affordable manner - once it belongs to the town. Is there any way to confirm that Williston would allow continued use of our pastureland for as long as Windswept Farm operates as a horse farm?
21. PERFECT! This makes the project 100% acceptable to me. "preserve the viewshed corridor near Mt. View Road."
22. I thought by developing Taft Corners you were going to leave the East ent of the town alone!
23. Grateful that some consideration is being made to keeping some open land. If the Glasers do not get approval and they sell to a developer, is it likely that any other proposal will result in more houses being built and less land being left open?
24. This is also a great location for a botanical garden and nature learning center. This seems to be a privately owned property that could become either a Williston property or a co op property. 100 more house benefits the developers and land owners the most. Less pavement more nature should be the motto for Williston's future development.
25. Need more open land
26. The developers should enhance the wetlands with native water-loving trees (like willows and elders) and plants to make it a diverse, WILD and complex Conservation Area with limited human interaction as a "substantial benefit".
27. Isn't the purpose of the form based code to keep residential construction in and around Tafts Corners? I thought the whole point of the form based code was to keep fields and open land around Williston from being developed. This project seems to be contradictory to what form based code was being proposed by the town? Why are both entrances coming off of Old Stage road? Wouldn't it make make sense to have one come off of Mountain View? What improvements to Old Stage Rd is the town proposing for potentially 200 more cars driving on it everyday? The road is not in great shape and doesn't seem to be paved regularly. One of the entrances proposed is going to be directly across the street from Wildflower Circle making coming in and out of both developments potentially difficult. Is the town going to put a 4 way stop at this intersection? There has to be an easier solution to avoid congestion on Old Stage Rd.

28. Should be increased, doubled 22 acre viewshed and 84 acres for Windswept, Town of Williston
29. I appreciate the Glasers' willingness to provide some benefit to the down in developing their land, but I do not think that the open space benefit proposed in the plan is substantial enough to merit circumventing Williston's standards/rules for development.
30. 11 acres sounds like a lot, but it is just a thing strip along the road, isn't really much - wouldn't really block view of all the houses unless trees were planted.
31. Chopped up pieces of forest or wetlands don't benefit wildlife
32. I would like to see this remain undeveloped.
33. IF the land must be developed, maintaining open spaces is critical
34. I think this is a bare minimum for substantial benefit. I would like to see more protection, more biking/walking path connectivity considered. Is there any way for this project to also help support the creation of a community/aquatic center somewhere in town (I realize it would not be on this property) - financial support?
35. The proposal sounded like blackmail - approve this or it will be worse. Appreciate that there is going to be 42 acres left- but around any development there is impact on surrounding areas such as trash/chemical spills. Any thought to conserving entire parcel? So much to be built in that area according to the plans announced.
36. The proposed 11 acres is not enough to maintain an adequate view shed and needed land for Windswept Farm to get their hay. The additional open space land could be obtained thru Development Rights purchase by the town.
37. need more visual projections of the project, not only from Mt. View Rd., but also Old Stage
38. As I mentioned putting 100 new homes there we lose more open space. We need to stop taking away our beautiful pastures, forests and views.
39. Although I appreciate the open space benefit, I would prefer to see more along the viewshed of Mountain View Road.
40. Will there be small farming opportunities created a home for resident farmers to live and help to maintain farm operations? Will there be Walking trails throughout the community?
41. Is there any way to confirm that Williston would allow continued use of the pastureland for as long as Windswept Farm operates as a horse farm? What happens if or when the Windswept Farm closes? will those lands REMAIN open space and NOT developed? Are there assurances that the property will be of public use. The open spaces are primarily wetlands, which will not allow the public to use them. There are not any trails proposed. Most of it will not even be visible from roads. I do not see any significant potential benefit for the town in these lands, except for the pasture available to the Windswept farm. This is the same as any other development which cannot use the wetlands and they are left open. IF this is to be a benefit to the town it should include structure to support bike path connections and access by the town to foot paths etc. The viewshed along Mountain View will need to be supported by reduced housing height or the view will mostly be obscured by the multistory housing, and will there be a restriction on planting of trees that will obscure the view? Most homeowners along the small buffer beside Mountain View Rd will want to plant trees to increase their buffer from the traffic sounds.
42. the “substantial benefit” is not even close to equivalent to what we have now.
43. I would not consider any land that must be preserved as wetland to factor into the substantial benefit. Unless I am miss reading the report, it appears that slightly less than half of the acreage would be wetland and not subject to development. I would consider it a benefit if the land was being used by the horse farm. I strongly question whether this substantial benefit can be viewed at all in isolation of the growth management restrictions. If the project went through the typical process, the views would be preserved for at least a decade with a lesser density and lesser impact on the capacity of town services and infrastructure. Perhaps additional factors could be requiring a certain number of homes to be over 55 so that there would not be children in the school system. That may have the corollary benefit of encouraging people to stop aging in place in other areas of town. In addition to open land I would like to see bike paths and sports fields to reduce the impact on the crowded sports fields at Williston Central and Allenbrooke school.

44. It's a nice idea to allow the viewshed and provide Windswept with pasture and land to continue to operate. However, the bigger issue is the loss of a beautiful piece of open land to more cookie cutter houses that are not needed.
45. Will an environmental impact assessment be conducted to ensure that the wetland is not impacted negatively during and after the construction? Has consideration been made to expanding the acres that will be left not developed?
46. We need to discuss if more open space is a substantial benefit in our current world. Traditionally conservation was about saving views but with climate change and inclusion this approach looks outdated. It will appear exclusive (folks who cannot afford our community excluded while horse riders are included?) and car-based rather than lowering carbon footprint.
47. What I herd was these spaces are or have been classified as wetlands. Because they are wetlands the probability of development is unlikely. With that said I do not see any substantial benefit.
48. The 11 acres does not strike me as a significant amount of open space to warrant fast-tracking the approval process. The 42 acres is significant and, if the town granted its use Windswept Farm then it might allow the farm to persist. I would urge you to ask Mike and Tina Mauss what they need, both in terms of pasture for horses and for haying to see if that will be sufficient.
49. No the Glaser plan should not be approved. The plan is unfair to other development already scheduled for the town and other developers. The open space should be shelved until a new growth management plan is implemented. The new plan must be fair to all developers. The current open space plan as proposed would set a precedent that is unable to sustain future growth.
50. I do not believe the three characteristics of the open space provided by the proposal represents a "substantial benefit" to the town. The public multi-use pathway along Mountain View would be required by town rule under the new ratified Town Map, and therefore irrelevant to this determination. The viewshed would very likely need to be conserved under the DRB process as well, but i understand this may be a questionable outcome in the long term, and believe this is the only matter being debated whether it constitutes a "substantial benefit". The only other benefit being proposed is, the conservation of the wetland space in the southern terminus of the property. This area would almost certainly be required for conservation under Town and DRB review, if not VT State law and therefore is irrelevant for this discussion, just like the pathway. Accordingly, i agree with Chapin's comments at the hearing in November that this entire determination of "substantial benefit" is based on this protection of a viewshed of Camel's Hump from east-bound traffic on Mountain View Road. This benefit is paltry in comparison to the impact felt on the community by the immediate and rushed development of this parcel, and the residents that would come in short order making reasonable and entitled use of town services and utilities. In effect, this project would dump hundreds of more vehicles onto Stage Road, Mountain View, and Williston Road overnight - exacerbating already challenging and unsafe road conditions throughout this section of town. Schools would be further pressed by the immediate attendance of significantly more children in our already crowded classrooms, without any immediate redress for additional services.
51. I see no substantial benefit to me or the town for the open 11 acres. From any point on the road we'll see houses in what is currently farm land unless you have tunnel vision. So that 'viewscape' is not preserved. And no 2 story home will eclipse the view of the mountains. Just like we can see the mountains from old stage road, with houses in the foreground, we will still see the mountains from Mountainview if homes are built. It is no different. Also, the development under the normal development guidelines will need to provide open space. The proposed viewscape open space is no different than the open space for normal guidelines. Also, the 'threat' of building 140+ homes instead is somewhat hollow. This will take many years or maybe a decade or more, in which time the town will have the ability to plan and update services gradually rather than letting a builder disrupt our town in a short (4 years) timeframe which is totally unacceptable. I doubt, given the wetlands, the need to provide open space, and the need to provide additional access points for additional houses which will require road infrastructure, that the builder has the resulting space for that many homes. So in all of these points, the developers representative has presented a 'hollow' threat. I believe the land owners have a right to develop their land, but not in an accelerated fashion that will cause impact on the towns residents. It doesn't serve the town in any way shape or form to accelerate the development for no material benefit to the town or its residents. The 11 acre 'viewscape' is not a material or real benefit to residents.

52. My concern with fast tracking building 100 homes in less than 5 years is we are tripling the amount of home development in that time span. The town plan calls for measured growth, this project will be undermining the town plan and have a ripple effect in other aspects of town life: schools, traffic, water etc. The developer plans to donate the wetlands (unusable land for development). It is a tax savings for them. Yes, the town gets the land but the tax dollars from the development will be less. Is that a correct assumption?
53. It would be extremely disappointing to see so much of the open space filled in with yet more housing. The space is a relief and needed after leaving the busyness of the shopping and industrial end of Williston.
54. I appreciate what the Glasers are trying to do for Windswept Farm even though at times it also feels like they are holding the town hostage with this proposal. What happens when Windswept Farm is eventually sold for development? Will the open land still remain or be available for development? The corner of Old Stage and Mountain View has some of the most scenic views in Williston. That needs to be preserved for future generations to enjoy.
55. The specific plan does provide substantial benefit to the town. Preserving the horse farm is a substantial benefit to the town in addition to preserving the viewshed. I believe this specific plan does propose a substantial benefit to the town as it proposes building fewer units than the legal maximum and preserving two very important parts of the Williston identity and community.
56. Without a specific affordable housing commitment specified by perhaps the Champlain Valley Housing Trust standards no open space offering will offset the community benefit. Before any further home development is continued affordable housing has to be integrated . All home development has to include affordable housing. Further housing can only start down the road when the Affordable Housing Committee is formed and evolves. Open space would be pretty but it would be a sad tradeoff for the so many people now more than ever that need a place to live.
57. # of acres classified as wetlands that you cannot build on due to regs?
58. I am in full support of this and wish it went a farther in terms of the number of acres along Mountain View road that will be left untouched. All those houses parallel Mt. View road will be a huge eyesore along a road named for its beautiful view both of the mountain and the foreground. We may be keeping the Mountain View which is hugely important but the foreground view is being sacrificed. It would nice to see landscaping or other deign elements to hide the homes from the road a bit more.
59. I believe the opportunity to preserve land is a unique opportunity and should be fulfilled. In the event a specific plan proposal is not adopted, it seems a certainty the property will be developed sometime in the future absent the substantial benefit. The pace of the proposed development (25 units per year) is not objectionable to me. I don[t believe the development or growth trajectory of the town will be substantially altered by this proposal. However, the preservation of the unique view is a priceless asset for all. I drive by this open land regularly today and appreciate the unique view of the Vermont landscape afforded by this open space. If developed, this view will be gone forever, a great loss. This proposal in my view, "…protects and maintains the visual character that defines Williston, including open fields and meadows, wooded slopes and ridgelines and scenic viewpoints."

6) Questions or comments about the Specific Plan adoption process? *29 responses*
See WDB Chapter 9

1. No
2. None
3. What makes this plan different from any other development plan? Can the development of this property really be stopped?
4. none
5. No.
6. It sounds like a 'specific plan' is asking for special permission to build 100 houses at once instead of 20/year like other developers have to by providing an open space benefit. Seems like a loophole. I vote to NOT allow 100 houses to be built at once and follow the rules of building 20 houses/year because nobody should get special treatment. Taking away 50 acres of open land is NOT a benefit.
7. If the plan is adopted, is there a revision process or is this version of the Specific Plan the final result?
8. Sent separately
9. Not sure what this is about, please inform me.
10. Any plans should be an open vote clearly outlining the plans far in advance of any project discussions or start dates. If a project comes to light to the majority of people after plans have been made then this does not provide adequate timing to see a mutually beneficial path for land owners and residents. The land owners and developers have the upper hand.
11. Actually, I'd rather the building stage goes faster, not four a year for umptety years . . .
12. Appears well vetted before any approvals.
13. I think this particular Specific Plan just doesn't "smell right". The involvement of the former director of town planning and development and of the developer who gets lots of town approvals despite sub-par work cast real doubt on the legitimacy of this request to bypass the standard process for development approval. I believe that acceptance of this Specific Plan will further undermine the confidence Williston residents have in town government.
14. too many for this small space
15. I think the forst meeting should be just explaining the Specific Plan process
16. no opinion
17. Flow chart was great!
18. It doesn’t seem like the public benefit of this plan has been well developed, it makes it seem that the developers and the Glasers' are providing minimal benefit to the town in order to circumvent the rules and procedures for development, they have used a loop hole to get past town review. I do not think that the open space benefit proposed in the plan is substantial enough to merit circumventing Williston's standards/rules for development.
19. I would like to know what other developments Have used the substantial benefit factor and what that substantial benefit was.
20. Would the town be expected to support a sewer bond in the future to assist this builder? Would the builder consider affordable housing or if not a payment in lieu to the housing trust for future affordable housing?
21. I am glad there is a process where future development can be considered that doesn't conform to Willistons current growth standards. But, we need to use this tool very wisely and be very careful of the implications of setting any precedents that can open the Town up to other developments that want to make a quick buck. I don't think this specific plan rises to the level of "Substantial Benefit" for the town to disregard current policies and standards.
22. I wonder if approved whether it will set a precedent for going around what seems like a well thought-out build-out plan. That seems like a very slippery slope to me and one that the town decision-makers really need to wrestle with before making a decision on the Glaser proposal.
23. It is unclear how the DRB could possibly review the plan for an immediate 100 new housing units. By passing over Growth Management, this proposal would immediately rush towards development of an

expansive and impactful development. I was not assured by the project proposal I saw in November that the DRB is well-equipped to review this many developments at once. This would be a further burden on an already heavily-utilized public resource in the DRB.

24. If the plan goes forward, the residents should see how this was determined? By what facts and how those facts are determined and who they were pushed by. We've seen planning commission members talk (bully) about copious input they've received to justify their position only to note that it wasn't 'factual', such as the impact of building heights and how residents felt about it was not part of that input. And the egos of specific commission members seemed to have prevailed over fact in this case. We need a planning commission that listens to residents and checks their ego at the door.
25. Maybe consider the Vermont Land Trust?
26. Seems to be a fair process. I would recommend not including a member of the DRB. Keep it more resident based rather than adding the developer view into this process. I hold the DRB responsible for what development has looked like over the past 20 years. It’s not been pretty. We can’t stop development completely but it shouldn’t be this easy to pave over our remaining open spaces in the residential area.
27. I would like my comments to be read at the public input meeting if I am not able to make it. okay? thank you
28. None at this time.

7) Any other questions or comments for the Planning Commission to consider? *40 responses*

1. I would like to see no fewer than two Windswept supporters on the Advisory Committee.
2. I strongly recommend the Planning Commission leverage an advisory committee if they think there is promise, and not move forward with only staff and applicant input.
3. I am in favor of any development that meets the intent of the current Town Plan and is in compliance with all applicable codes and regulations.
4. It seems that the zoning rules in place should be adhered to. It does not feel right to use former town administrations to find loopholes to change existing zoning
5. How is the impact of current projects calculated on traffic, schools, water, sewer? Referring to a total calculation not each individual development but right now it seems like the town is seeing a multitude of increased housing developments. What is the total number of planned house and/or units under review currently?
6. Extremely important to consider the impact of this new traffic on Old Stage Road. Both intersections , with Mountain View Road and with Rt 2, will need traffic control, probably traffic lights. Does the town have the capacity in water and sewer to serve this number of dwellings, especially considering all the additional housing already in the planning/approval process along Mountain View Road?
7. I ask the Planning Commission as it has always done to continue to listen to the community and consider the long-term effects of any development on future generations without the necessary infrastructure in place A-PRIORI, not after the FACT. I commend the PC for being consistent in engaging the community. This matter is not the last that it will face and I appreciate your careful review of the issue and really being critical of how SUBSTANTIAL is defined and met.
8. Connection to the Rec Path that is half-way built through the south part of Northridge is a priority (per the official map as well as me). Is that possible?
9. Are there any other options available to raise funding to buy the Glaser's out and preserve the entire piece?
10. Overall thoughts/concern: Windswept Farm is a treasure of the Williston community and if any development plan is adopted that does NOT preserve pastureland for Windswept to use they will no longer be able to operate and the loss will be felt keenly by many. Don't lose Windswept when there's an opportunity to keep it going!!
11. How much of the land is considered protected wetlands?
12. Sent separately
13. While I support more housing in Williston, what is the plan for our roads for increased traffic? We need the circ still, but that is dead... Taft corners continues to be a bottleneck for all of Williston, Essex, Jericho, Underhill... what is the plan?
14. The state of Old Stage Rd and the traffic impact. Why is there no consideration to how this will impact our already crowded schools? Isn't the purpose of Form based code to keep development in and around Tafts Corners and prevent the sprawl of development all over town, keeping open areas open.
15. I'm not sure, what these town boards are thinking. It's time to slow all these developments down, all the building at Taft Corners now pushing towards the village. It needs to stop, before you now it we are going to have to build a new SCHOOL!😡😡
16. Has any consideration been given by the Glasers, or suggested to them, as to whether the Vermont Land Trust is interested to trying to conserve the property? Hate to see yet another large parcel of land disappear to more houses.
17. I think the planning commission needs to find a better way of making residents aware of developments and give them time to respond. Consider that everyone has day jobs and responsibilities that fully engulf their lives. To come home from work and deal with family issues and then find time to understand all the happenings in the town plans if fairly overwhelming.
18. Select board could expand their methods in communication to the public, adopt newer ideas of reaching the community, embrace newer forms of technology
19. (affordable housing?)

20. Williston needs community spaces like a pool and a dog park and the central location would be better suited for those purposes. I'm really tired of seeing the town continuously push through plans for more commercial and residential development and ignore the desires of the community for more community spaces. This is a prime location for a community space and it's a shame we're not insisting it be turned into one.
21. I was really struck by the front page of The Observer a week ago (11/3 edition) when the top story was about the development of the Glaser property and right under that story was one about the process to consider library space and/or a community center (and potentially an aquatic center). To me, it was illustrative of the opportunities and challenges of our community and while they are separate stories, they are also very interconnected stories. It almost could have been one big story: Williston supportive of development and longing for more community resources. In fact, in the article about the Glaser property it said "A requirement of a specific plan (the exemption they are seeking) is that the town receive a substantial benefit from the project." My role as a state rep (and especially my perspective having spent a lot of time in the community campaigning for the past two months) affords me a slightly bigger sampling of public opinion and discourse. It feels to me like there are a lot of residents in Williston who are eager for "yes-and" conversations and opportunities. I heard from many residents who are supportive of the growth in Williston and see the need for it within the context of our statewide housing and economic development challenges. In the same breath, I repeatedly heard frustration that it does not feel like we develop our community resources at the same pace. At the state level, I'm proud to represent a community that has largely embraced development. There are many layers to our housing challenges but there is no doubt that some communities have used a variety of zoning restrictions that have compounded our housing shortage. I sincerely hope the Glaser property discussion and related community interest/concern becomes part of a bigger "yes-and" effort in Williston. Yes, we are developing and growing AND we need to invest in our own community and resources that are accessible to all.
22. Slow down the growth of the town. I am lucky and have quick access to the interstate. The larger the town gets, the less I spend in this area.
23. The issue of saving Windswept Farm must be evaluated objectively by referring to the Comprehensive Plan. The clientele and town wide interests need to be carefully evaluated.
24. I wish I understood the net increase to the tax base this proposed specifc plan will have with the addition of 100 homes. Also, what expenses will be incurred annually by the Town to maintain the open space?
25. Public Transportation stop, south facing building to promote energy savings
26. Please require more planning to take into account increased traffic on Old Stage Rd, and connections to the bike path and footpaths in the area, if this land is going to be owned by the town it should be able to be a resource not just more wetlands.
27. Please request a traffic study and provide an analysis of increased vehicle trips and impact on pedestrian and bike activity on both old stage Road in Mountain View.
28. Not at this time.
29. What traffic mitigation will be in place for old stage road and mountain view rd? Traffic light? Reduction of speed limit?
30. The planning committee should slow down and not be in such a rush to move on development either on this land or elsewhere in the town. On a personal note, my heart is heavy each time I drive by this open space thinking of the eye sore it will soon become. Between this and all the other development happening so rapidly, my family could be looking to move out of this town, which is truly unfortunate.
31. As a resident of Williston for 25 years and a mother of two children who have attended both ABS and WCS, and currently an employee of WCS for the past 12 years, I am deeply concerned about the future of our schools. Currently our schools can not hire maintenance staff, bus drivers, and para educators. This has a huge impact on the day to day atmosphere within both schools. Staff are spread very thin, often covering different positions on a moments notice. With the addition of more families and children, I believe our schools are going to be deeply impacted. It is becoming unaffordable for a single recent graduate to live in Chittenden County. We continue to build in Williston, but the price tag to rent or own is not attainable for many who would work in our school system. Not to mention the increase of traffic from this proposed development will greatly impact the children that ride bikes and walk to school. It is already very dangerous driving down Old Stage Road during commuting hours, especially when school starts and ends daily.

32. I think in order for the Town to reconsider our current growth procedures for this development or any other development there has to be a very clear benefit to the residents of the town. The benefit to the Town has to outweigh the benefit to the developer. If that isn't the case then the project should go through the normal permitting procedures.
33. I appreciate your willingness and desire to hear all voices. Perhaps you could circulate a summary of comments and just ask people to add their votes to things already stated rather than everyone feeling as if they have to contribute (even if their views have already been expressed). Thank you for those of you who have put so much of your time and effort into serving the town!
34. I predict Chittenden county to grow to 1 million residents in the next 10-15 years. A new growth management plan needs to take into account growth north of the interstate as well as growth along rte 2a south. Keep open land open, encourage Agri tourism to help keep open spaces.
35. The fundamental value of the Growth Management process as I understand it is to moderate the pace of growth, slow development down to the point that projects can be reasonably reviewed through various stages of permitting, and to allow town services to more slowly grow or flex into the size that meets the needs. This project seeks a significant exemption to the sole tool in Williston's rules to manage the pace of growth, and offers no material or "substantial" benefits to the residents of Williston, or the immediate neighbors of project in return. There are many things that Williston needs right now, and more development is not one of them. The tradeoff for the cost of more development this project seeks - the "substantial benefit" determination - is wholly unreasonable. To suggest that the town should abandon it's rules on growth management for the sole benefit of protecting 11 acres of road frontage along a major thoroughfare, and promises of continued views of Camel's Hump, is unsatisfactory at best and disingenuous at worse. I would note for the Commission that my neighborhood of Brennan Woods has a similarly-sized open space buffer adjacent to Mountain View road, and I suspect that any future developments in this parcel would likely have similar constraints on development put in place by the DRB (or by the developer themselves). Nonetheless, the developers of this property seek an exemption from the most important rule protecting Williston from unmitigated and runaway growth for an action they may very well have to take anyway. Lastly, I cannot even begin to comprehend the type of projects that would be proposed to this commission in the future if the precedent is established here that by reserving a small fraction of developable land for open space and viewsheds (land that will likely be reserved as open space anyway, either by rule or by law) gives a free pass to unlimited growth. That is not a precedent this commission should establish, nor would it be one the Town residents would welcome. We don't need an advisory council, we don't need more meetings. Simply, reject the proposal outright - for the dangerous precedent it would establish, and for the impact this project would have on residents through unmitigated growth and sprawl. thank you for the opportunity to provide these comments.
36. When will the planning commission start re-looking at the building height rules for form based code up at Tafts Corners? Clearly the majority of residents do not want to see the building heights as in the code. The overwhelming majority of feedback has been against this change.
37. I don’t envy your position. I am unable to attend Tuesday meetings due to a prior commitment but would be willing to be a participant in the advisory committee. I do have a balanced view on development and would be a fair participant. After being a resident for 34 years, I do have Williston’s best interests at heart.
38. Approval goes against the Williston Town value of Inclusive. The opportunity for more open space should not override the town's value of inclusive. Doing so would speak sadly of the kind of community we live in and contradict the value the town has committed too.
39. None at this time.
40. I am not sure where in the process things stand. The 100 homes feels like a lot and the ones along Mt. View still seem too close to the road but I do appreciate the effort to preserve the view and the 11 acres along Mt. View. I would like to see there be even more acreage preserved and fewer homes built but if things are already in motion the speed of the development is fine if we are able to preserve as much of the view and surrounding meadow as possible. I would ask for more preserved land and less houses ideally and then give them the ok to build more quickly but to be a substantial benefit to the community I think we need fewer house and more open land and the houses need to have a consultant to review the site plans to make sure the houses are designed and landscaped in a way so they blend in with their surroundings and we are not looking at a bunch of backyards when we drive down Mt. View Road.

November 10, 2022

Matt Boulanger, Emily Heymann

Planning Office, Town of Williston

Dear Matt and Emily,

I wish to make a few comments on the Glaser Specific Plan proposal.

First, I do not think the Specific Plan mechanism is a good way to act on development proposals in Williston. It gives the impression of "jumping the line," enabling applicants special privileges and reducing time constraints for development that all others have to follow.

Next, I would like to commend the Glasers for their careful stewardship of this property since they purchased it some 20 years ago. They have left it undeveloped and have enabled continuation of its use as part of the Windswept Farms operation. I understand their need to now look for a return on their investment. Could this occur without a housing development.

In 2020 the Williston Conservation Commission identified a list of high priority parcels in the RZD with a goal toward conserving these parcels and protecting them from development. Near the top of the list was the Glaser parcel with its 97 acres of open space and its marvelous view of the Green Mountains traveling east on Mountain View Road. Would it not be possible to negotiate with the Glasers a sale of development rights to the Town using the Environmental Reserve Fund and other leveraged funding sources? This has been a successful strategy for several other parcels in Williston, most recently the Catamount Community Forest.

If the Town and the Glasers cannot agree upon a selling price for the entire parcel, I offer the following compromise for consideration. The development proposal is divided into two sections. The northern one along Mountain View Drive is much more obtrusive to the viewshed than is the southern one across from Wildflower Circle. The development of the northern section could be eliminated, with the Town purchasing the development rights on this part of the parcel, but allowing development of the southern section. While I would prefer to see no housing development on the whole parcel, this may be a way to meet the needs of the Town and the Glasers.

Thank you for your consideration of these ideas.

Sincerely,

Carl Runge

November 14, 2022

Planning Commission
Williston VT

Dear Commissioners,

Re: Glaser Development

With this note, I would like the Planning Commission to carefully, sensibly, and critically appraise the proposal set before it (Glaser Specific Plan) in concert with the Conservation Commission and the Williston community. Because this will set precedence in the town, this will have an impact not only on Williston as we know it now but more importantly on the future of Williston. The outcome or decision will not only be felt now but in the years and decades to come. Consideration of the big picture and the long-term implications of the PC's decision should be weighed carefully given the precedence of this scale.

Mountainview Road is iconic to Williston because it provides one of the only few remaining scenic roads in town. Its intersection with Old Stage Road provides an extension of the scenic view with a little bit of housing development and the farm, orchard, open space, and wetland (and yes wildlife too!). This area is a wildlife corridor and with a view of the Green Mountains, the feel of a town is so unique to Williston vs its neighboring towns. Nothing is quite like this area.

Public open space is proposed as a **substantial** benefit for this development. However, "substantial" is quite more than just that open space. If you are familiar with the area, this is a major school zone directly for both Allen Brook School and the Williston Central School (and CVU), where children ride the school bus, children bike or walk to school, and people just walk about. You will also be familiar that Old Stage Road provides a "through-traffic" of people from neighboring towns and at Old Stage rd and Williston rd 2, it becomes a bottleneck almost impassable, especially during rush hours (both for school and work). Adding two more outlets of traffic from two neighborhoods from the specific plan to Old stage road is in no way addressing the traffic and safety issues already encountered on this road and its intersection with Mountainview and Williston rd. People had to put up signs for motorists to slow down because of school children crossing and the police have put speed-reading equipment. When you put a massive development in the area such as the one proposed, it makes one wonder, while there may be good planning and intention for the specific plan, there is limited consideration for the long-term impact of the plan on the surrounding area, to the town as a whole, and to the needs for infrastructure that Williston needs to have first before further development can be pursued. To me, this is quite backward thinking like "let's do something now and we will have the town and maybe the state figure the rest later". I would argue that we need to have the ***proportionate*** infrastructure first before we do anything else. Infrastructure for the school, traffic, public services, and utilities, and ways to address the impact on wildlife and the environment. No public transportation serves the area, so the 100

dwelling units will likely have at least 100 additional vehicles which will mean stress to the town's lack of future-proof infrastructure. While some of these are not within the purview of the specific plan nor within the scope of the town, I would argue that this is where the root of the issue lies- the lack of critical analysis and ***required*** independent input from other players – school district, state traffic, and public works and enforcement agencies, for example, to help inform a local issue.

The specific plan per staff report states a "phasing of 25 DUe per year separate from and in addition to the 80 DUe/year growth target", how does this impact growth management? Does this benefit the town with its intended Growth Management? Also, per the staff report, "under current rules, up to 40 dwellings can be served by a dead-end road. This application proposes 48-unit and 52-unit dead-end roads." *Again, this is consequential to Williston's intended growth management plan.*

Is a substantial benefit intended for the community? What is substantial? Per staff report: "WDB 9 provides no further guidance on the proportionality between the substantial benefit provided, the size/scale of the proposed development, and the bylaw amendments needed to support the Specific Plan." *Such lack of guidance will task the Conservation and Planning Commissions, but sensible and responsible guidelines must be followed.*

The Residential Zoning district needs to have a "pedestrian-friendly pattern of residential development that also protects important open space resources." I cannot appreciate improving the connectivity and access in the current specific plan. The 11 acres of scenic viewshed on Mountainview is very small. Here, the question of proportionality with a purpose comes into question. Open space cannot just be open space for open space's sake to justify a substantial benefit.

Per staff report: "there's only 23 DUe available across FY2024-2033 for the DRB to allocate". It looks like the specific plan will want to amend growth management and that the "applicants are not interested in a Specific Plan unless it includes amendments to Growth Management." *This feels like asking for a waiver or exception which will set an unfavorable precedence to the process.*

Per staff report: "the Town maintains an Environmental Reserve fund (ERF). The 2020 Conservation Prioritization Map lists the Glaser property among many other properties as a "high priority" for conservation. Most recently, the town ERF was one of many funding sources that resulted in the conservation of the Catamount Community Forest. Spending the ERF does not involve the Planning Commission or Development Review Board. An ERF request would begin with the Conservation Commission and ultimately require Selectboard approval." *Can this conservation effort then be offered as a potential solution by the town?*

Connectivity on old stage road and beyond: "Sidewalk on one side of the street is provided from Williston Road to Paddock Lane. Then, an off-road multi-use path is provided from Paddock Lane to Mountain View Road. The portion of Old Stage Road north of Mountain View

Road (a dead end) does not have sidewalks or multi-use path." *Hence, connectivity (and access) remains to be a challenge.*

Further, staff report indicated that "most likely, this development would not warrant traffic signals at the new intersections nor at the intersections of Old Stage Road with Williston Road or Mountain View Road." *I think that this statement may be misleading. If one were to be at those intersections, the one with Williston Rd for example, especially during rush hours, one would be amazed by the traffic and the unsafe (almost impossible) left-turn (towards WCS) that happens when you are coming from Old Stage Rd.*

The single major issue I see is the lack of a mechanism in place that "forces" different offices from the town, enforcement agencies (at the county and/or state level), and school districts to collaborate with each other closely and practically on matters that impact the entire town. More developments mean more people which will stress the current school infrastructure in place and increase traffic and public and social needs. ***We cannot just separate these overarching issues whenever a development is being proposed.*** Moreover, affordable housing is intimately connected with any development. Currently, as defined, does not make sense in reality. "For example, according to VHFA in 2022 the area median income for a family of 3 people is $96,600. At that income level, an affordable 2-bedroom home would be $2,400/month rent & utilities or a purchase price of $333,500 when factoring in mortgage, tax, and insurance." This might just be one specific plan (for now), but agencies who will conduct their own analysis and present them to the public should not just be an option but should be a must. I sometimes feel that the town may be lacking the big picture perspective constrained by its local bylaws and limited scope that do not consider the big picture nor the consequences of the development in the future. Not ensuring there is enough mechanism and infrastructure in place before any high-impact development were to happen would be backward and does not sound future-proofing Williston.

I always appreciate the work of the Planning Commission and the Town Staff. Thank you for listening and for all your work to keep Williston, Williston.

Sincerely,

Reuben Escorpizo
Williston VT

11/15/2022
Williston Planning
Regarding Glaser Specific Plan

The Glaser Specific Plan, as of this date, goes some distance toward providing the needed *public good* for acceptance. It fails to win an award in my opinion, but has possibilities as suggested herein.

The donation of the parcel containing a wetland to the Town in the project's Southeast quadrant serves to unburden the project of the wetland while serving the Town only in the capacity of preserving a valuable wetland. This is something the developer would have to do under Williston and State regulations, regardless. Its non-wetland portion also has intrinsic biological value serving the possibilities of public good. This parcel should be considered a public benefit.

The donation of the View Strip of land adjacent to Mountain View Road to the Town surely has public benefit for view possibilities it provides, especially for the thousands of motorists traveling the road daily. I suspect, however, only a small % of these motorists are Williston residents. It could continue to provide haying possibilities for Mauss horse farm. This View Strip is isolated from the greater undeveloped portion of the project; lowering its biological value as it is not contiguous to that portion. A deeded wildlife corridor along the Larson boundary would significantly raise the combined biological value of these two parcels. It will also serve as a needed wildlife corridor to the vast, largely undeveloped property on the North side of Mountain View Road.

Since the beginning of Town's planning for multi-use paths, the Town Plan was designed to connect important civic use areas such churches; parks; business districts; schools and homes via the paths. The Plan has regularly required easements and, in certain cases, construction of the paths when the project impacts the "path portion" of the Town Plan.

The Glaser property could serve as the last connection of the East/West path from our village to Tafts Corners district; Williston Central School and Central Park to Allen Brook School, including hundreds of Williston homes West of the village. It continues the path's link to South Burlington and Essex Junction.

A deeded path, appropriately sited, deeded and built by the developer, is the final piece when combined with the developer's present offers, needed for Specific Plan acceptance of the *public good requirement.* With its addition, I recommend acceptance of the Glaser's Specific Plan request.

I suggest this as an appropriate path routing…
The path crosses Old Stage Road at the intersection of Northeast corner of the View Strip at the Mountain View and Old Stage intersection;
Progresses along Mountain View RD. ROW to the Larson boundary;

Turns Southerly, progressing along the Larson boundary to the non-wetland portion of the gifted portion of the project's land;
From there, travels generally Southerly on the most appropriate route to connect with the path from the Coyote neighborhood.

I note that as a Planning Commission member, some years ago, I helped create the Town Path Overlay (then known as Greenways). I also worked with Chittenden County Planning to insure path connectivity with adjacent towns.

Thank you for your attention and consideration,
Jim McCullough

December 4, 2022

Hi Matt –

Are there any 'virtual reality' photos (yet) of what the Glaser development and surrounding area would look like from Mountain View Road? It doesn't have to be high-quality, but I think it useful for people to 'see' how the development will look when placed within the surroundings and with the southern downslope and French Hill exposure behind. It would be a simple exercise of superimposing representative structures onto existing photographs. Perhaps an engineering company already has done so?

I am in favor of the Glaser's special development plan being given preliminary approval (at least regarding density and placement of structures/ROW boundaries). I especially laud the restricted density and layout of residential structures being proposed. Based on the habits and choices in recent developer-managed projects of the RZD of Williston and surrounding communities, every effort is being made to maximize housing density-per-acre allowances (presumably with profit as their primary motive).

Finney Crossing and the proposed Taft Corners zoning rules should be the density core of Williston. New developments in the RZD should be planned to adapt to existing developments in the area – with a >structural< density (if not population density) which >decreases< as one moves away from the urban core. The Catamount Country Club development plan (in its current form) is an example of not following said approach.

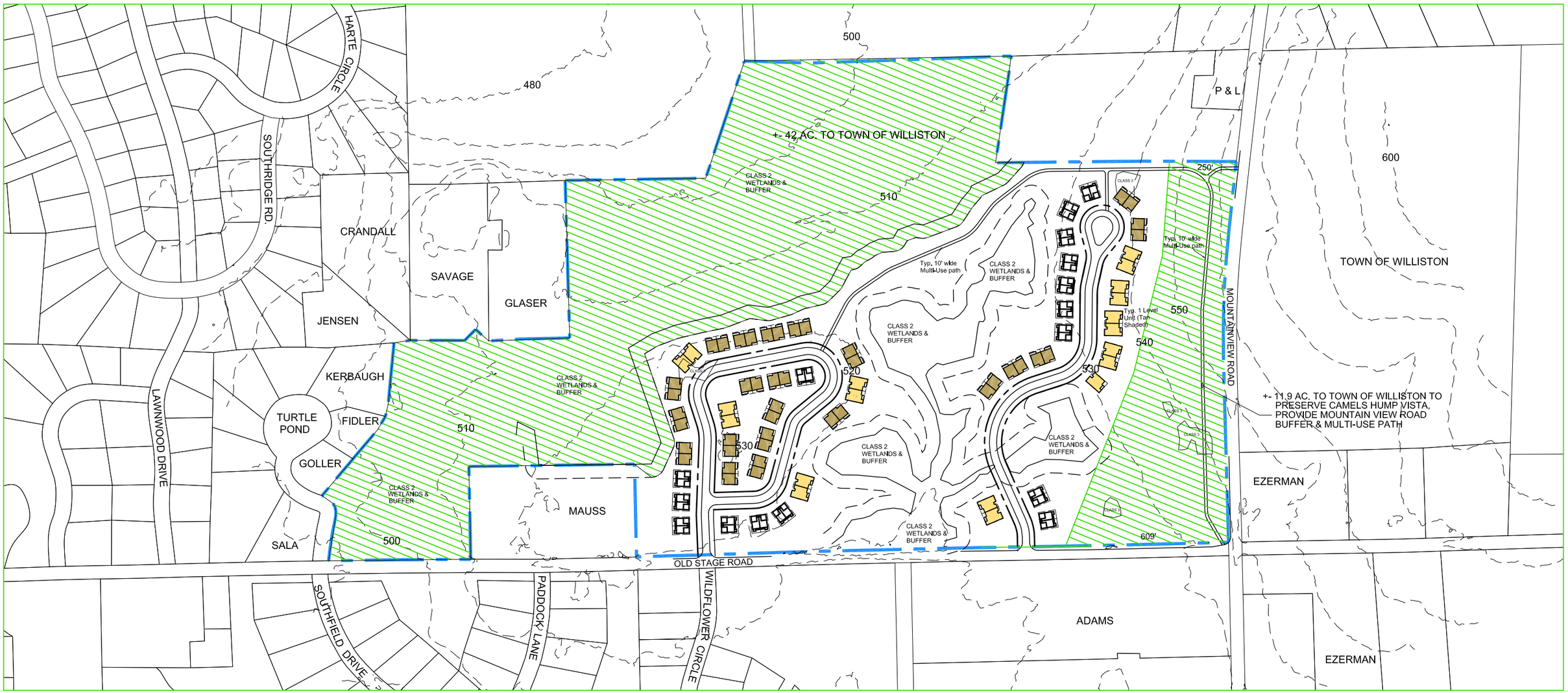
To not develop in the manner that the Glasers intend will assuredly lead to an eventual development of that land at a much higher population density than currently exists in area developments.

I plan to speak at the continuance on Tuesday.

Thanks –

Ian Campbell

117 Hanon Drive



GRAPHIC SCALE

180 0 90 180 360 720

(IN FEET)
1 inch = 180 ft.

DENSITY INFORMATION

Approx. 97 Acre parcel – Approx. 53.4 Acres Wetlands, Buffers etc. = Approx. 43.6 Acres x 3 Units per Acre = 130 Units.

Specific Plan: Limit Development to Approx. 93 Units comprised of 1 Single Carriage Unit and 46 Duplexes.

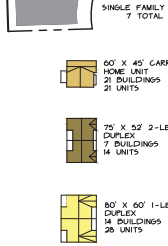
Roughly 54 Acres (55.6% of parcel) to be Preserved / Transferred to Town, if desired.

Glaser specific plan density = 93 UNITS in 43.6 acres = 2.13 UNITS PER ACRE

maximum theoretical development density = 5 units/acre in 43.6 acres = 218 UNITS

STATE OF VERMONT
BRYAN W. CURRIER
No. 018.0114132
REGISTERED
PROFESSIONAL ENGINEER

DATE	REVISION		BY
SURVEY OBCA	☐ RECORD DRAWING ☐ PRELIMINARY	Glaser Parcel	DATE 11-3-22
DESIGN DWB/ BWC	☐ FINAL ■ SKETCH/CONCEPT	Williston — Vermont	JOB # 2020-122
DRAWN OBCA	O'LEARY-BURKE CIVIL ASSOCIATES, PLC		FILE S1
CHECKED BWC	13 CORPORATE DRIVE ESSEX JCT., VT PHONE: 878-9990 FAX: 878-9989 E-MAIL: obca@olearyburke.com	Specific Plan	PLAN SHEET # 1
SCALE 1"=180'			



TYPE	BLDGS	DWELLING UNITS	BEDROOMS	DWELLING UNIT EQUIVALENTS
SINGLE FAMILY	7	7	3-4 BEDROOMS	7
CARRIAGE HOMES	21	21	2-3 BEDROOMS	21
2-LEVEL DUPLEX	7	14	2-3 BEDROOMS	14
1-LEVEL DUPLEX	14	28	2-3 BEDROOMS	28
2-LEVEL TRIPLEX	6	18	2-3 BEDROOMS	18
124' X 52' FOUR-PLEX	6	24	2-3 BEDROOMS	24
2-LEVEL SIX-PLEX	6	36	1 BEDROOM	18
TOTAL	67	148	-	130

ZONING INFORMATION

PARCEL INFO: CATAMOUNT COUNTRY CLUB (156.12 ACRES)
SPAN: 759-241-13036
PARCEL #: 09-009-063-000
RESIDENTIAL ZONING DISTRICT (RZD)

PARCEL SIZE DEVOTED TO RESIDENTIAL DEVELOPMENT - 30.18 ACRES
REMAINING PARCEL SIZE - 25.94 ACRES

ALLOWABLE RESIDENTIAL DENSITY - 3.0 UNITS PER ACRE
ALLOWABLE RESIDENTIAL DENSITY WITH AFFORDABILITY BONUS - 5.0 UNITS PER ACRE

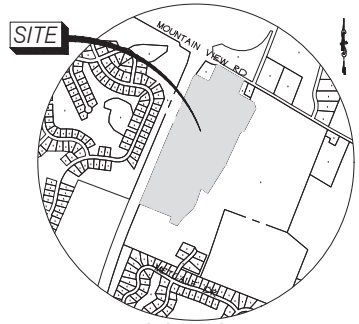
30.18 ACRES X 5.0 UNITS PER ACRE = 150 RESIDENTIAL UNITS

PROPOSED NUMBER OF RESIDENTIAL UNITS = 148 UNITS

TOTAL OPEN SPACE AREA = 6.08 ACRES

LEGEND

- PROJECT BOUNDARY (APPROXIMATE)
- ABUTTING PROPERTY BOUNDARY (APPROXIMATE)
- FUTURE RIGHT OF WAY
- FUTURE RESIDENTIAL DEVELOPMENT AREA BOUNDARY
- EXISTING BUILDING SETBACKS



OWNER

THE BIG THREE LLC
1400 MOUNTAIN VIEW ROAD
WILLISTON, VT 05495

APPLICANT

ETHAN ALLEN HOLDINGS, LLC
86 ETHAN ALLEN DRIVE
SOUTH BURLINGTON, VT 05403

GRAPHIC SCALE
100 0 50 100 200 400
(IN FEET)
1 inch = 100 ft.

O'LEARY-BURKE CIVIL ASSOCIATES, PLC
12 CORPORATE DRIVE
ESSEX JCT., VT
PHONE: 878-0000
FAX: 878-0909
E-MAIL: obca@obcaburke.com

CATAMOUNT COUNTRY CLUB
WILLISTON VERMONT

100-SCALE OVERALL SITE PLAN
PARCEL #: 09-009-063-000

DATE	REVISION
SURVEY	CBCA
DESIGN	CBCA
DRAWN	JPW
CHECKED	PJD
SCALE	1"=100'

RECORD DRAWING ☐ PRE-APPLICATION
FINAL ☐ SKETCH/CONCEPT

BY	
DATE	09-09-2021
JOB #	2018-92
FILE	2018-92-S12K
PLAN SHEET #	12K

Hello Matt,

Please forward the link to the Glaser Property public input meeting zoom, Dec 9th. I will try and attend but if not the following is what I submit:

No commitment is made to include any percentage of these 100 homes as Affordable Housing. Correct?

Does the Glaser property say what these homes will start at?

Without a specific affordable housing commitment specified by perhaps the Champlain Valley Housing Trust standards no open space offering will offset the community benefit. Before any further home development is continued affordable housing has to be integrated . All home development has to include affordable housing. Further housing can only start down the road when the Affordable Housing Committee is formed and evolves. Open space would be "pretty" but it would be a sad tradeoff for the so many people now more than ever that need a place to live.

The times have changed. Affordable housing includes a much wider range of people who are in need of affordable housing. People who serve our community including teachers, nurses, policemen, firefighters and other town employees.

Approval goes against the Williston Town value of Inclusive. The opportunity for more open space should not override the town's value of inclusive. Doing so would speak sadly of the kind of community we live in and contradict the value the town has committed too. Approving the Glaser property without a responsible housing plan included would be a decision that will haunt out community.

If I attend I would like to read the the above. Can it be so? If not how does that work? Will someone be reading submission in lieu of a submitter's absence? This version is slightly more complete than what was submitted in your public input survey form. Please include this version instead.

Thank you,

Best,
Brant Dinkin
202 Sunrise Drive, Williston, VT 04595
802-434-4569

"It always seems impossible until it's done."

– Nelson Mandela