



January 13, 2022

Matt Boulanger  
Emily Heyman  
Town of Williston, Planning Office

Re: Specific Plan Request

Dear Planning Commission Members,

Snyder Homes is interested in presenting some ideas for a Specific Plan request for the Snyder Williston Property in the Taft Corners Zoning District.

This proposed neighborhood has already received Pre-Application Approval and will be reviewed at the 2022 Growth Management DRB hearing in March.

While going through the Pre-application process, we have been discussing the potential of submitting for a Specific Plan Approval. We do believe that this proposed neighborhood would meet the requirements to be approved by the Planning Commission and the Selectboard. Prior to a full submission, we feel that it is important to get this Commission's thoughts on our potential application.

We do think that there are benefits that meet the goals of Town Plan. We are proposing the following benefits:

- Construct bike path and bike bridge between Finney Crossing and Brennan Woods
- Construct 65 affordable apartments at 100% Area Median Income

With the specific plan approval, Snyder Homes would be allowed the following

- Allows for comprehensive plan that meets many of the goals of Form Based Code, however, the street layouts would be modified for more variation than prescribed in FBC.
- We would like to work through the growth management process for homes, but be allowed to construct the affordable and market rate apartments on a separate, earlier timeline.

We have developed a preliminary plan for discussion purposed and we would like to present this information and gather some feedback at the January 18<sup>th</sup> Planning Commission meeting.

We look forward to meeting with you.

Sincerely,

*Christopher Snyder*  
Chris Snyder  
Snyder Homes