

**Michael Miller**

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**From:** Barbara Conrey <bdconrey@gmail.com>  
**Sent:** Wednesday, August 23, 2017 11:50 AM  
**To:** Anne Watson; Jean Olson; Dona Bate; Ashley A. Hill; Rosie Krueger; Justin Turcotte; John Hollar  
**Cc:** Michael Miller  
**Subject:** Re: Rezoning on Greenock and Dyer Avenues

Hello City Council:

As you review the proposed Zoning changes at your meeting tonight, I would like to bring a few things to your attention. In the August 19 letter to the Council from John Stotler, 41 Greenock, he reiterated prior comments from Michael Read. I have added comments to each section:

"To refresh your recollection, in Mr. Read's printed Executive Summary of his comments, he notes the problems of the proposed changes to be as follows:

**Problems:**

- - Changes in zoning are too drastic and wide reaching, particularly for existing low density neighborhoods."

In fact, only a portion of the Greenock/Dyer neighborhood could be considered Low Density -- not the 7 existing lots (of 14 total) that are non-conforming in their existing 1 acre zoning. That's 50% that cannot be considered LDR currently.

- "- The methodology – the 90% rule – used to determine housing densities is flawed, producing very large changes in the character of some neighborhoods. This is in direct contradiction to the Montpelier Master Plan."

Using the 90% rule in the R=17000 district would allow all 14 lots to be conforming, rather than just half of them. Regarding the 2010 Montpelier Master Plan, it states (in black italics below):

*(d) Development should reinforce existing neighborhoods, by increasing diversity of use and by increasing current densities within the Growth Center...*

**Figure 30 – Future Land Use map indicates 4 Smart Growth Districts: Historic Design, 5 year growth priority, 10 year priority, and 15 year priority. Overlaying the designated Growth Districts with the 2017 draft Zoning, priority neighborhoods with proposed density:**

<u>5 Year Growth Priority (2015) north of the Winooski:</u>	<u>2017 Zoning District:</u>
Towne Hill & Main, Park West, Crestview	Res-9000
College Hill, ½ of Sabin's Pasture	Res-6000
Meadows	Res-3000

10 Year Growth Priority (2020):

Westwood/ Greenock

Res-17000

Stonewall Meadows, Northfield St, Elm St

Res-9000

- "-The changes in the Towne Hill neighborhood are largely opposed by the residents"

The survey from 5/22 submitted by Michael Read lists only 2 signatures from Towne Hill Road -- most are from Greenock and Dyer. I wonder if those same people would sign if they knew the true effects on their properties?

- "- Increased housing densities in areas more than walkable distance (~1/4 – 1/3 mile) will increase traffic and parking problems and are inconsistent with smart growth. Areas currently zoned LDR are outside of the Growth District defined in the Montpelier Master Plan and should not be rezoned for higher densities."

As mentioned above, Figure 30 - Future Land Use of the 2010 Master Plan identifies Greenock and Dyer within the 10 year growth priority (i.e. by 2020). The map further states: "The shaded areas indicating 5, 10, and 15 year growth priorities represent the City's interest in concentrating new residential development in areas in close proximity to the downtown."

Therefore, it would appear that the proposed R-17000 zoning of the Towne Hill neighborhood, including Greenock and Dyer, conforms to the Master Plan direction to concentrate new residential growth in these areas by 2020.

Thank you for your attention to this, and to all the hard work that you do for our city.

Sincerely,  
Barbara Conrey  
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Montpelier, VT  
802-522-2799

On Mon, Jul 31, 2017 at 4:41 PM, Barbara Conrey <[bdconrey@gmail.com](mailto:bdconrey@gmail.com)> wrote:

Hello City Council:

After reviewing much of the correspondence and comments from Michael Read, including those directed at my testimony, I felt that it was necessary to set the record straight from my perspective. Attached please find my analysis of the actual influence of the proposed zoning on Greenock and Dyer.

Although it was difficult to determine actual street frontage, I was able to get the lot sizes from the Grand List, and a plot layout with building locations from the city GIS maps. If the Council would like copies of the map with lot sizes attached, please let me know.

As I've said before, I don't believe that it makes sense to look at 'what if' scenarios when they assume the existing homes would be demolished, since those homes are a major part of the value of most parcels in Montpelier.

Thank you for all your hard work on this.

Best,  
Barbara Conrey

