

May 24, 2017

Montpelier City Council  
c/o William Fraser, City Manager  
City Hall  
39 Main Street  
Montpelier, Vermont 05602

The Honorable John Hollar, Mayor

The Honorable Anne Watson, President & District 2 City Councilor

The Honorable Dona Bate, District 1 City Councilor

The Honorable Rosie Krueger, District 1 City Councilor

The Honorable Jean Olson, District 2 City Councilor

The Honorable Ashley Hill, District 3 City Councilor

The Honorable Justin Turcotte, District 3 City Councilor

Dear Mayor & City Councilors:

Subject: Aja-Zorzi Property, North Side of Barre Street

Montpelier residents have consistently expressed their broad vision for the city is for increased housing opportunities. The Aja-Zorzi family are the property owners of the so-called Sabin Pasture. Please appreciate that the family does NOT concur with the recommendations presented to the City Council at the May 10, 2017 meeting from Leigh Seddon.

Mr. Seddon's recommendations do not promote housing and are not in the best interests of promoting the adopted City Council's Goals for 2016-2017. The policy goal of keeping Montpelier affordable for residents requires maintaining a variety of housing choices. The goal requires the action of adding housing in Montpelier and developing an associated housing plan as part of the Master Plan to meet the public's housing needs.

The Master Plan directs development of a permitting process that results in a more efficient and more predictable decisions; more functional and sustainable planned projects; and aesthetically appealing designed projects. The City's Director of Planning and Community Development proposed to accomplish the above with the initially recommended zoning for the family's property.

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The south facing hillside along Barre Street was proposed with higher density zoning by recommending the presently zoned HDR property to be zoned as River Front. The balance of the property was proposed to be zoned as MDR which is presently reclassified as Residential 6000. The Director's zoning recommendation was discarded after comments from adjoining property owners who continue to have the pleasure of using the family property as an extension of their back yards. However, the merit of the Director's originally proposed zoning remains a relevant concept for serious reconsideration and incorporation in the Master Plan.

The property's existing HDR should be zoned as Riverfront while the balance of the property should remain as Residential 6000. Extension of the River Front designation, as cross-hatched and highlighted in yellow on the attached 3-3 Route 2 Zoning District Map, is a natural progression of mirror imaging zoning depicted for the opposite side of the river. Riverfront designation of the south facing slope of the family's property (a) provides for clustered, affordable residential development along Barre Street, (b) allows for "bite-sized" construction of residential multi-family development based on a predictable permitting outcome, and (c) minimizes City's future infrastructure maintenance costs.

The property owners request that the City Council observe that the family property is surrounded on the north, west and south by the built-up development. The property is fully capable of being served by municipal potable water service, municipal gravity wastewater service, and is bisected by Green Mountain Power distribution service line. Therefore, please seriously evaluate the merit of implementing both River Front and Residential 6000 designations on the family property.

Thank you.

Sincerely,



Douglas M. Zorzi, P.E.  
Aja-Zorzi Family

### 3-3 Route 2

