

From: Kelsey Peterson
Sent: Tuesday, August 8, 2023 12:14 PM
To: Nick Atherton
Subject: FW: Fwd: 'EXTERNAL'Additional comments regarding key language missing from the draft Comprehensive Plan

Follow Up Flag: Follow up
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From: James Marc Leas <jolly39@gmail.com>
Sent: Thursday, August 3, 2023 10:21 AM
To: Kelsey Peterson <kpeterson@southburlingtonvt.gov>
Cc: ashley adams <ashleyjaneadams@gmail.com>
Subject: Re: Fwd: 'EXTERNAL'Additional comments regarding key language missing from the draft Comprehensive Plan

Hi Kelsey,
I regret not thinking of this before the deadline but one simple solution might be:

to include a sentence that says "this city plan incorporates the Airport Rezone Task Force Report by reference"
and
"this city plan incorporates the 2016 City Comprehensive Plan by reference, including all the documents the 2016 plan itself incorporates by reference."

I hope you can also share it with the commission.
Thank you.
Best regards,
James Marc Leas

On 8/3/2023 10:10 AM, ashley adams wrote:

Kelsey has kindly accepted my additional comments in spite of my late submission.

----- Forwarded message -----

From: Kelsey Peterson <kpeterson@southburlingtonvt.gov>
Date: Thu, Aug 3, 2023 at 8:45 AM
Subject: RE: 'EXTERNAL'Additional comments regarding key language missing from the draft Comprehensive Plan
To: ashley adams <ashleyjaneadams@gmail.com>

Dear Ashley,

From: Kelsey Peterson
Sent: Tuesday, August 8, 2023 12:14 PM
To: Nick Atherton
Subject: FW: 'EXTERNAL'Comp Plan Omissions

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From: John Bossange <johnbossange@gmail.com>
Sent: Friday, August 4, 2023 8:55 AM
To: Kelsey Peterson <kpeterson@southburlingtonvt.gov>
Subject: 'EXTERNAL'Comp Plan Omissions

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Kelsey,

It will be essential to keep the original language from the 2016 Plan in the proposed 2024 Plan for Wheeler Park until such time that the Rec. Dept. and or others have that language for Wheeler written into their own approved Plan. Then it could be removed, but not until then.

Thank you very much.

John

From: planning
Sent: Monday, August 7, 2023 8:17 AM
To: Nick Atherton
Subject: FW: 'EXTERNAL'City plan comments

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Parks comments! Not sure if these are at the level of City Plan or if she would be better off talking to the Rec & Parks committee? Would be happy to re-direct her if you think these are too specific for a City Plan.

From: Nicole Schoen <nhschoen@gmail.com>
Sent: Saturday, August 5, 2023 3:52 PM
To: planning <planning@southburlingtonvt.gov>
Subject: 'EXTERNAL'City plan comments

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Hi there,

I know I missed the deadline for public comment (and I'm not sure if this is the appropriate place for my specific comments) but some of the current parks are in need of significant structural improvements to be accessible year round.

The awasiwi trail needs a raised bridge or several new foot bridges in the "reeds section" that connects the hinesburg rd entrance to the woods behind winding brook. It is currently overflowing with water and one foot bridge is completely submerged (has been this way for at least 2 years). Many of the other bridges (closer to hinesburg rd) are covered in very slippery algae/moss.

The outer loops at wheeler park need foot bridges to go through sections of the paths that are now always muddy (never used to be like this, but has been persistently muddy for 2+ years). There have been a lot of improvements at wheeler park this year, but more is needed. I'm guessing at least 20-30 more foot bridges are needed throughout the park to prevent desire paths and further erosion as well as a few sets of rock stairs that need to be installed or maintained on the outer loops.

Thank you for your time,
Nicole

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Nicole Schoen
nhschoen@gmail.com

From: Paul Conner
Sent: Monday, August 7, 2023 10:51 AM
To: Nick Atherton
Subject: FW: 2024 City Plan - Wheeler Nature Park

Follow Up Flag: Follow up
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Dear Planning Commissioners,

We are writing to strongly encourage you to please consider James Marc Leas' recommendations to protect the Wheeler Nature Park in the Draft 2024 City Plan.

We fully support his recommendations in regard to the 2016 City Plan, including the 4 paragraphs below that clearly state the importance of keeping Wheeler Nature Park as a conserved and vital wildlife habitat, and that the views of the Adirondacks and Green Mountains remain unobstructed for the enjoyment of future generations.

- a) Wheeler Nature Park (uses: natural area, passive recreation, limited agriculture). This 100+ acre parcel is located at the corner of Swift and Dorset000 Streets and lies adjacent to Veterans Memorial Park. **It is a designated natural area intended to be conserved in perpetuity by a third party permanent conservation easement.** The park includes the Wheeler Homestead, a historic building with office and other space with affiliated community and display gardens and a city tree nursery. **A management plan for the park's future use and maintenance was recently completed.** (p. 2-31)
- b) **"Five prominent north-south ridgelines shape the City's landscape and play an important role in the historic transportation, settlement, and wildlife transit patterns of the community: . . ."along the east side of Dorset Street. . . . "The high points of these ridgelines reveal in many cases spectacular views of the Green and/or Adirondack Mountains in the distance."** (2-101)
- c) From 2001 through 2005, the Planning Commission embarked on a series of studies and plans that underpin this section of the plan. The findings and goals of the Open Space Strategy (2002), Ecological Assessment (2004), Bird Habitat Study (2004), and SEQ Concept Plan (2005), are embodied in the goals and objectives of this plan. Implementing these goals and objectives will ensure that the SEQ becomes a vibrant, ecologically healthy district over the long term. **These studies and plans are incorporated into this plan by reference.** (3-29)
- d) **NATURAL AREAS.** The 100-acre Wheeler Nature Park is **the City's largest natural area.** This property includes areas of hardwood forest, ledge, and wetlands, and has been documented as **one of the most important areas of wildlife habitat in the City. The City intends to maintain this as a natural area, with unpaved walking trails the only type of improvement to be constructed within the property.** (3-35)

We hope that you will consider his suggestions and ensure this language is included in the 2024 City Plan.

Thank you for your time.

**Sincerely,
Jeanne Zagursky
Margaret Zagursky
26 Nicklaus Circle
South Burlington**

From: Paul Conner
Sent: Monday, August 7, 2023 10:52 AM
To: Nick Atherton
Subject: FW: Additional comments regarding key language missing from the draft Comprehensive Plan

Follow Up Flag: Follow up
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Dear Planning Commissioners,

Please include my comments that follow in the public record and with the packet that is intended for the Planning Commission meeting on August 8th. Although I understand you set a 8/2 deadline for comments on the Comprehensive Plan, I hope you will accept my comments given the importance of the work you're engaged in.

I submitted comments to you on 7/31 and have become increasingly disgusted by this body's failure to incorporate last year's Airport Rezoning Task Force recommendations in the draft City Plan. I'm sure you remember that those recommendations were unanimously adopted by the Task Force itself and subsequently agreed upon by this body. While I generously suggested in my comments that not including the recommendations was likely an oversight on your part, that very oversight is the heart of the problem; it is a direct reflection of your values. Failing to include the Task Force recommendations is simply a natural extension of the historical and ongoing failure of this body to preserve and protect the Chamberlin neighborhood and its residents. Last year I, perhaps naively, saw the city's rejection of the Airport's rezoning request as a turning point; an opportunity for the City to correct past failures and harms. That some of us are once again demanding that you preserve and protect this community is extremely discouraging.

The Airport's request to rezone the 11 acre parcel was a shameful attempt to expand its highly incompatible and harmful operation into the residential neighborhood. That the City would even entertain the Airport's request to rezone, thereby eliminating the buffer between the Airport and the families who rent from me across the street was an affront to the City's professed values as reflected in the city's own documents. Look no further than the Chamberlin Neighborhood Land Use and Transportation Plan of 2016 and the 2016 Comprehensive Plan, both of which provided ample reason for the Planning Commission to deny the Airport's rezoning request outright and in strong terms. Such a decision would have prevented the need to convene a task force, and would have prevented the need for community mobilization. Many hours and months of effort on the part of so many, would have been avoided. That the community was required to make this level of effort to gain the protection it should be able to expect is an affront to this City's professed values. That you haven't taken the basic step to include the Task Force recommendations in the draft Comprehensive plan you're currently working on doesn't bode well for preservation and protection of this community, future housing, or environmental justice for those living here.

Remember that allowing rezoning to Airport use would have represented a piling on of harms to residents and their children who already suffer daily from the impact of the F35s. Residents I spoke with while canvassing in Chamberlin expressed the sentiment that the Airport will do exactly what they want to do and there's little that residents can do to change that. It was a great relief when the Task Force heard from residents and unanimously adopted strongly worded recommendations to deny the Airport's

request, and the planning commission agreed. I am sure that no one who signed the petition believed they would be called upon to fight the city every time the Airport asked to rezone a parcel, or degrade living conditions in some other novel way. No community has the time or resources to micromanage the work of local officials who cannot be relied upon to protect the well being of residents. Nor should they have to. You are entrusted to do the important work of protecting all residents, whether they live in a spear street mansion or in a 1960s duplex on Airport parkway. I can tell you that people like my tenants are very busy working long hours to support their family and meet the daily demands of life. Please do not rely upon an outpouring of people to speak out against this oversight. That work has been done. Now it is your job to make protection of this community a permanent priority.

As I did on 7/31, I urge you once again to include these quotations from the Airport Rezoning Task Force Report in the Draft 2024 City Plan:

Preventing any further expansion of airport, commercial and/or industrial uses towards the Chamberlin neighborhood is the most certain regulatory action the city can take at this time to avoid further airport related impacts on quality of life in the neighborhood. (p. 3)

Airport, commercial and/or industrial uses are incompatible with the residential uses in the Chamberlin neighborhood and should not be allowed to advance closer to remaining residences neighborhood. (p. 3)

Residential zoning remains appropriate and necessary.
The Chamberlin neighborhood, including the properties subject to the re-zoning request, has been zoned residential since South Burlington originally adopted zoning. For all that time, it has adjoined an airport.
The line between the Airport (AIR) and Residential (R-4) districts represents a well-understood and agreed upon boundary between incompatible land uses. BIA's acquisition and removal of homes from the Chamberlin neighborhood that were impacted by airport noise **should not prescribe changes to the City of South Burlington's longstanding land use policies.** (p.4)

Given the severe housing crisis in the region, **it is critical that the remaining housing and quality of life in the neighborhood be preserved.** The character, convenience, choice and affordability available in the Chamberlin neighborhood is not something that can be readily replaced with housing elsewhere in the city. (p. 4)

Over time, it may be possible to repair the damage done to the fabric of the Chamberlin neighborhood by the buyout program through a

combination of greenspace and transportation improvements and, **where noise levels would accommodate it, new residential development.** Retaining the R-4 zoning district reflects the city's planning priorities for open space, connectivity and housing in the Chamberlin neighborhood. (p.4)

The City Plan must reinforce protections for the health and well being of residents as well as the natural environment, in every quadrant of the city. It is hypocritical to bemoan the fact that we are suffering from an extreme housing shortage. You have at your fingertips the power to enshrine strong protections for existing housing in a beautiful, walkable community. You also have the power to ensure that 44 acres of open space will be preserved for future housing, acreage that could easily solve most if not all of our area's housing crisis. If your priority is to ensure safe and habitable housing in all quadrants of South Burlington, you will make sure that the new City Plan acknowledges that environmental justice is a reality that many residents live with daily, you will lay out a plan to forestall further injustice, and importantly, to correct current injustice that residents like my tenants live with daily. You must unequivocally prevent Airport expansion to achieve this.

The most important job of this body, and each of you as individuals, is to preserve and protect people and neighborhoods. Please remember that you are bound to carry out this duty, whether or not the residents who are relying upon you to do so are able to show up and advocate for themselves at every turn.

The Comprehensive Plan reflects South Burlington's priorities. Does South Burlington value safe, habitable, and affordable housing in a walkable community, or does it value growth at the Airport, knowing that such growth will invariably inflict further injustice on residents, degrade housing, and increase harm to the environment during a climate and ecological emergency? This Comprehensive Plan offers this body the opportunity to rectify harms to the Chamberlin neighborhood, rebuild community, and for the first time make clear exactly how this city will not be party to injustice.

Sincerely,

Ashley Adams

From: Paul Conner
Sent: Tuesday, August 8, 2023 12:11 PM
To: Nick Atherton
Subject: FW: City Plan 2024 Proposed Changes

Follow Up Flag: Follow up
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Dear Planning Commission Members,

It's my understanding that you'll be discussing, and might possibly vote on, changes to the draft City Plan 2024 proposed by feedback from So. Burlington residents. The current draft of the City Plan 2024 is much too vague in many areas. Because I feel that it is extremely crucial to provide more details in the City Plan 2024 in order to give the Plan the strength to properly withstand any possible future challenges, I wanted to once again (in addition to the letter of suggestions that I emailed you) ask you to support the vision of Chamberlin neighborhood residents as presented in the ARTF report. I, and the majority of my Chamberlin neighbors, believe that the following language from the ARTF report should be included in the City Plan 2024.

- **“Preventing any further expansion of airport, commercial and/or industrial uses towards the Chamberlin neighborhood is the most certain regulatory action the city can take.”**
- **“Airport, commercial and/or industrial uses are incompatible** with the residential uses in the Chamberlin neighborhood and should not be allowed to advance closer to remaining residences in the neighborhood.”
- “Residential zoning remains appropriate and necessary: The Chamberlin neighborhood, including the properties subject to the re-zoning request, has been zoned residential since South Burlington originally adopted zoning. For all that time, it has adjoined an airport. The line between the Airport (AIR) and Residential (R-4) districts represents a well-understood and agreed upon boundary between incompatible land uses. **BIA’s acquisition and removal of homes from the Chamberlin neighborhood that were impacted by airport noise should not prescribe changes to the City of South Burlington’s longstanding land use policies.**”
- **“Given the severe housing crisis in the region, it is critical that the remaining housing and quality of life in the neighborhood be preserved.** The character,

convenience, choice and affordability available in the Chamberlin neighborhood is not something that can be readily replaced with housing elsewhere in the city.”

- “Over time, it may be possible to repair the damage done to the fabric of the Chamberlin neighborhood by the buyout program through a combination of greenspace and transportation improvements and, **where noise levels would accommodate it, new residential development.**”

- **“Retaining the R-4 zoning district reflects the city’s planning priorities for open space, connectivity and housing** in the Chamberlin neighborhood.”

Thank you for your consideration concerning this important matter. I hope that as a result of the "listening sessions" you offered, that you will truly listen and act on the important suggestions made by residents to help improve the City Plan 2024.

Best regards,

Stephen Trono
(Chamberlin neighborhood resident for 28 yrs.)