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781 Elakely Road • PO Box 55 • Colchester, Vermont • 05446 • 802.264.5500

www.colchestervt.gov

July 28, 2017

Clinton & Carol Reichard
388 Annas Court
Colchester, VT 05446

RE: 5770 Roosevelt Highway, Tax Map 14, Parcel 24-1

Mr. & Mrs. Reichard:

I am in receipt of a June 19, 2017 letter regarding your property at 5770 Roosevelt Highway from Dr. Robert Parsons. In this letter, Dr. Parsons raised the question of the desired future land use for this area. The above reference property that you own on Roosevelt Highway is subject to an Act 250 permit condition that requires a portion of the property to be set aside for agricultural use based on the classification of the soil. This restriction prevents the property from being developed or otherwise used.

The property is located in the Exit 17 Neighborhood Area in the Colchester Town Plan that was adopted in 2014 and last amended in 2017. The area is listed as Village Mixed Use on the Town's Future Land Use Map. Page 11 of the Town Plan states that the area is "a long-term economic future village mixed use area". While the area currently has infrastructure deficiencies, it is zoned for mixed use development and the Town continues to work to address these deficiencies. Page 12 of the Town Plan states: "The CCRPC ECOS Plan has identified the need for additional industrial parks in the Chittenden County area and the lack of land that is possible for this needed growth. Exit 17 with its proximity to Interstate 89 would be considered an ideal area." Agriculture may conflict with the future land use plans and become increasingly difficult as the area continues to build out and develop.

The location of the Roosevelt Highway property is between an existing house and a veterinary clinic with a multi-family structure across the street. In speaking to several of the existing small berry or truck farmers in Colchester over the years, I have learned that these parcels are not worthwhile for their endeavors as many of the accoutrements of their operations, air guns to scare off birds, create conflicts with neighbors. No new agricultural endeavors have been implemented in the last two decades in this neighborhood. The Town's future land use plans for the area would create further conflict with agricultural operations.



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Should you have any additional questions regarding the Town's longer term plans or if there is anything else I can assist with please do not hesitate to contact me at 802-264-5602 or via email at shadd@colchestervt.gov.

Sincerely,

July 28, 2017

Clinton & Carol Keckh
388 Adams Court
Colchester VT 05446

Sarah Hadd
Director of Planning & Zoning

RE: 2570 Roosevelt Highway, Tax Map 14, Parcel 24-1

Cc: Property File

Mr. & Mrs. Keckh

I am in receipt of a June 28, 2017 letter regarding your property at 2570 Roosevelt Highway from Dr. Robert Parsons. In this letter, Dr. Parsons raised the question of the zoning that would be appropriate for this area. The above referenced property that you own on Roosevelt Highway is subject to an Act 250 permit condition that requires a portion of the property to be set aside for agricultural use based on the classification of the soil. This Act 250 permit condition was established from a study conducted on other nearby roads.

The property is located in the Exit 17 Right-of-Way Area in the Colchester Town Plan that was adopted in 2014 and last amended in 2017. The area is listed as Village Mixed Use on the Town's Future Land Use Map. Page 11 of the Town Plan states that the map is "a long-term economic future village mixed use area." While the area currently has infrastructure deficiencies, it is zoned for mixed use development and the Town continues to work to address these deficiencies. Page 12 of the Town Plan states: "The CCRC EOCB Plan has identified the need for additional industrial parks in the Colchester County area and the town of land that is possible for this needed growth. Exit 17 with its proximity to Interstate 92 would be considered an ideal area." Agricultural use may conflict with the future land use plans and become increasingly difficult as the area continues to build out and develop.

The location of the Roosevelt Highway property is between an existing house and a veterinary clinic with a multi-family structure across the street. In speaking to several of the existing small farm or truck farmers in Colchester over the years, I have learned that these parcels are not working for their endeavors as many of the accommodations of their operations are not working for their neighbors. The new agricultural endeavors have been implemented in the last two decades in this neighborhood. The Town's future land use plans for the area would create further conflict with agricultural operations.