

# PROSPECT HEIGHTS

## HOUSING DEVELOPMENT BARRE CITY

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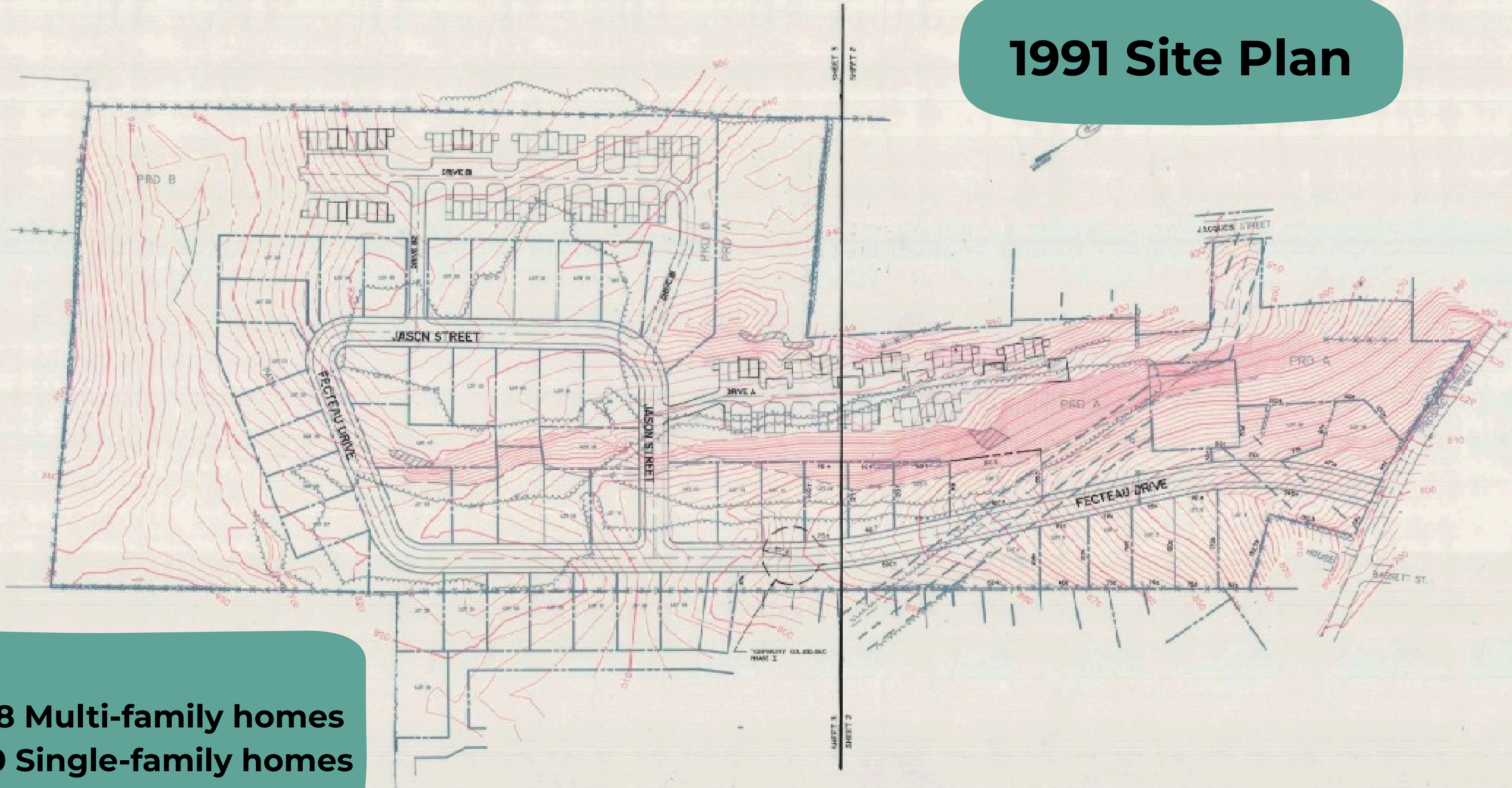
*Barre*  
AREA DEVELOPMENT

# PROJECT PROPOSAL

- **34 acre parcel**
- **128-unit subdivision approved in 1991 with development intention of single-family and multi-family homes**
- **More than 51% of the parcel resides in the ½ mile planning buffer around the Designated Downtown**
- **Access to municipal water, wastewater and stormwater facilities**
- **Represents the largest proposed housing development in Barre City in decades (~35 years)**



# 1991 Site Plan



**78 Multi-family homes**  
**50 Single-family homes**

# WETLANDS CHALLENGE



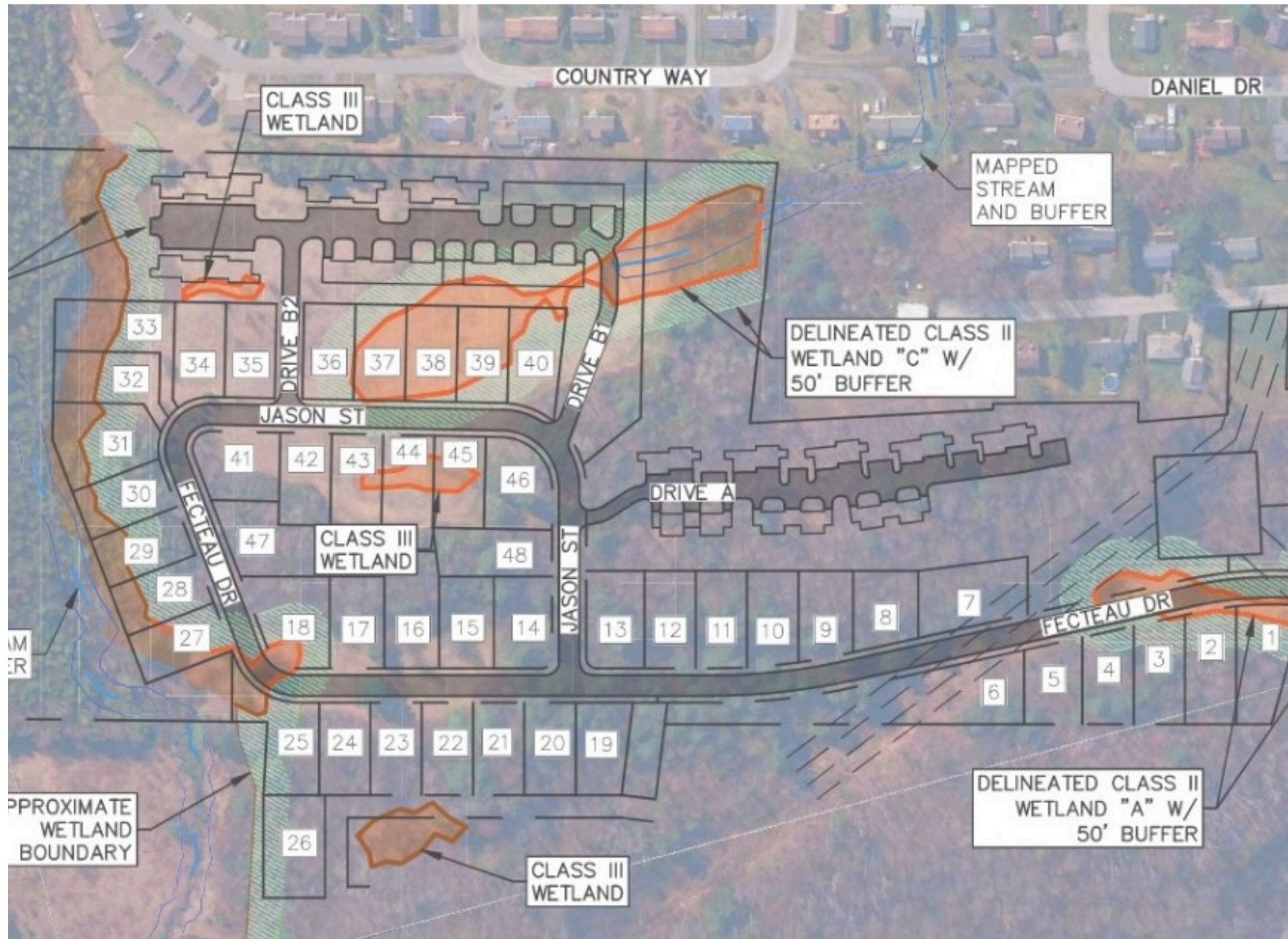
## VSWI Mapped Wetlands

- Approximately 7.02 acres of the parcel
- Using existing mapped wetlands would allow the development of approximately 120 homes

# WETLANDS CHALLENGE

## 2025 Delineation

- **Significantly reduces the amount of developable land**
- **Complicates access to the parcel**
- **Projection of approximately 90 or fewer homes could be built**





# COMMUNITY IMPACT

- **325 homes reside in the floodplain**
- **300-400 homes were impacted by flooding in 23' & 24'**
- **67 property owners requested buyouts but only 27 were approved due to concerns over grand list loss**
- **Full build out of site could increase grand list by \$20-\$30 Million**

# Thank you for your time and attention.

For further information, please  
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