

Sandra Vitzthum, Architect, L.L.C.

14 Loomis Street Montpelier, Vermont 05602 (802) 223-1806

May 11, 2026

Members of the Legislative Committee on Administrative Rules
State House, 115 State Street
Montpelier, Vermont

RE: 25-P040 Vermont Wetland Rules

Dear Members of LCAR,

I appreciate this opportunity to support the basic purpose of Wetlands Rule changes. Most of the testimony you have heard has been about the critical preservation of wetlands and their buffers in settled areas. It is critically important that we build much-needed housing in settled areas, and the proposed changes negotiate a conservation-minded solution.

I would like to share an example. Last year I worked on the expansion of Plainfield Village. They lost 37 homes in a terrific flood and decided to replace those homes on higher ground just outside of the village. Residents will be able to walk into the village and access public transportation. With a bike they can get to the co-op.

Like most of Vermont, Plainfield is mostly steep slopes or wet soils. They have a compact sewer district, and this land is just about the only parcel that can support enough new homes to make the construction cost pencil out.

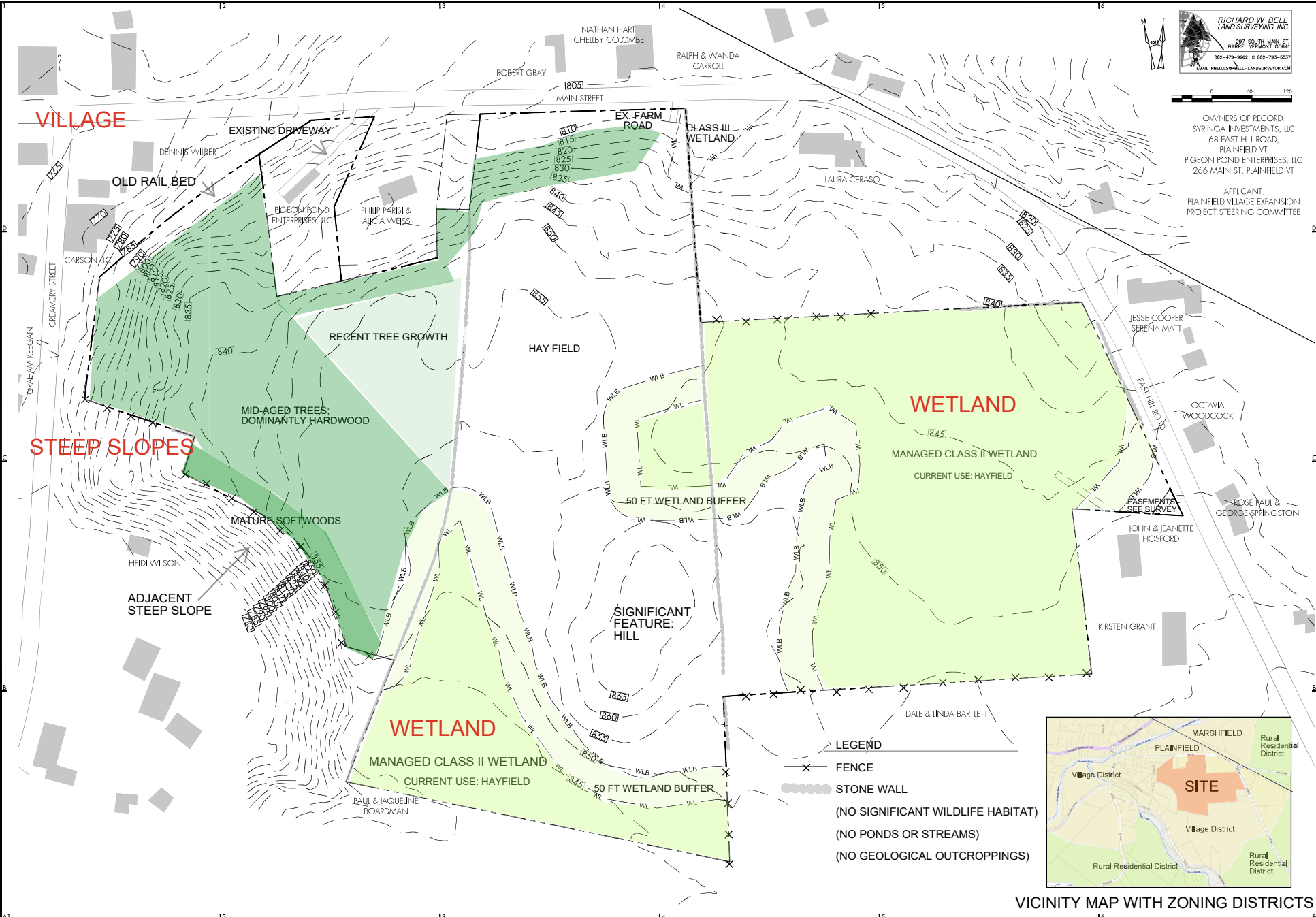
As you can see, nearly half of this property is a Class II wetland. We needed to encroach into the 50-foot setback in several places, (a) to build an emergency access road and (b) to manage stormwater. Without these accommodations, the project would have been infeasible. The issue is that simple.

The displaced families are currently competing with other homebuyers and tenants in central Vermont. It is vicious: people are using their life savings to find a home. The situation is like a water balloon: if you squeeze it in one place, other places are pressured. It is far better to build in a sewer district than to build in rural fields and forests.

Sincerely yours,



Sandra Vitzthum



**RICHARD W. BELL
LAND SURVEYING, INC.**
297 SOUTH MAIN ST.
BARRE, VERMONT 05641
802-479-4282 C 802-793-5037
MAIL: RBELL@RWBELL-LANDSURVEYING.COM

Scale: 0 60 120
North Arrow

OWNERS OF RECORD:
SYRINGA INVESTMENTS, LLC
68 EAST HILL ROAD,
PLAINFIELD VT
PIGEON POND ENTERPRISES, LLC
266 MAIN ST, PLAINFIELD VT

APPLICANT:
PLAINFIELD VILLAGE EXPANSION
PROJECT STEERING COMMITTEE

**SANDRA VITZTHUM
ARCHITECT, L.L.C.**
14 Locust Street, #402
Montpelier, VT 05602
Phone: 802-226-8205
vitzthum@vernet.net

Stamp: _____

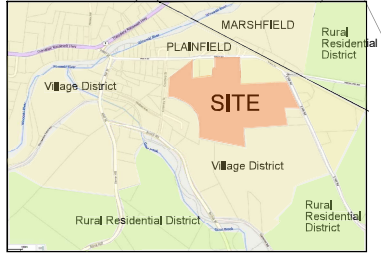
PROJECT TITLE
**PLAINFIELD VILLAGE EXPANSION
PROJECT**
PLAINFIELD, VERMONT

SHEET INFORMATION
SKETCH PLAN
EXISTING CONDITIONS
Drawn By: TPC
Checked By: SV

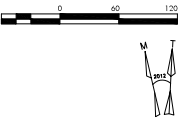
Revisions: _____

Sheet:
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Date:
25 FEB 2025

- LEGEND**
- X FENCE
 - STONE WALL
 - (NO SIGNIFICANT WILDLIFE HABITAT)
 - (NO PONDS OR STREAMS)
 - (NO GEOLOGICAL OUTCROPPINGS)



VICINITY MAP WITH ZONING DISTRICTS



SANDRA VITZTHUM
ARCHITECT, L.L.C.
14 Locust Street
Barris, Vermont 05642
Phone: 802 226 6008
vitzthum@vernet.net

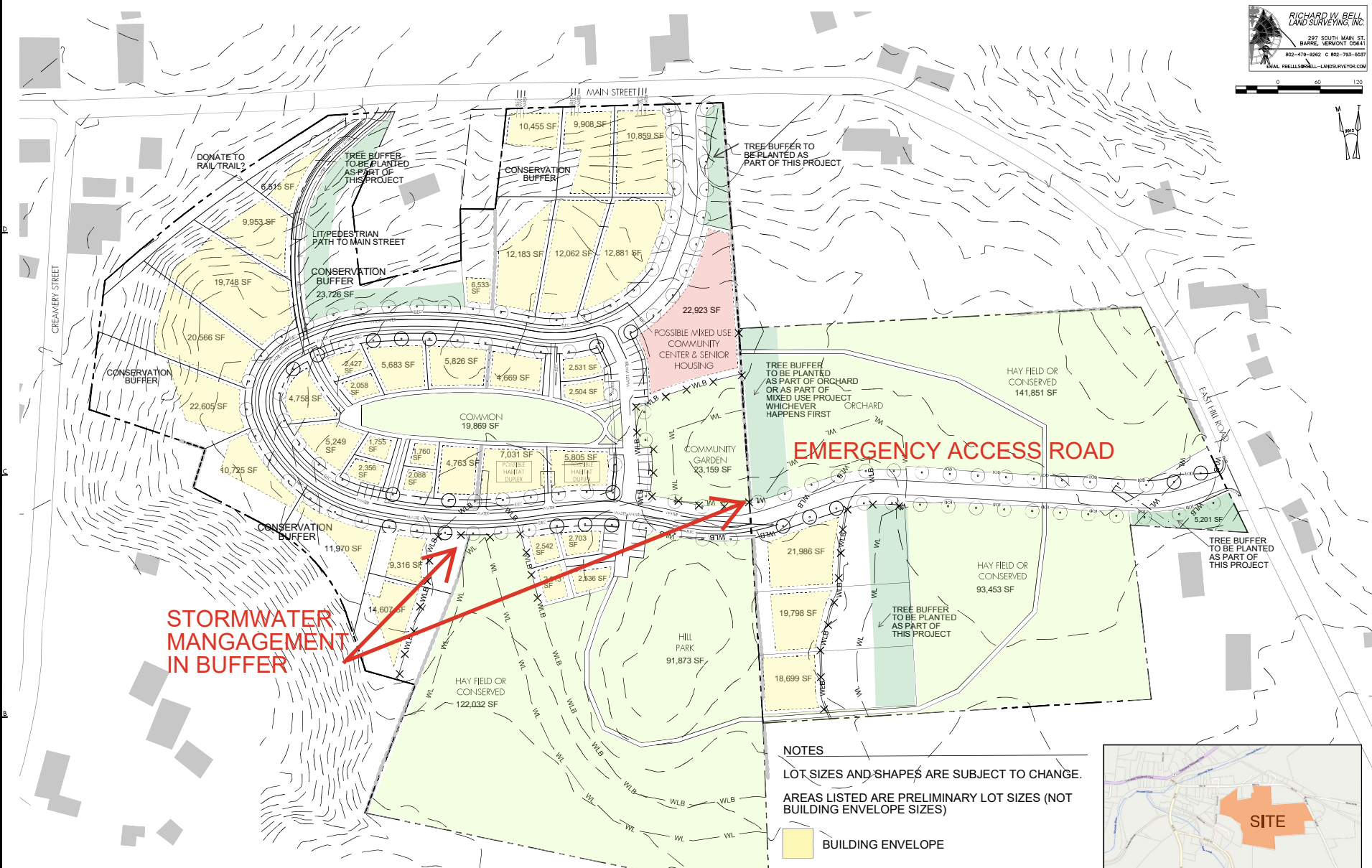
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PROJECT TITLE
PLAINFIELD VILLAGE EXPANSION PROJECT
PLAINFIELD, VERMONT

SHEET INFORMATION
SKETCH PLAN
PROPOSED DESIGN
Drawn By: TPC
Checked By: SV

Revisions:

Sheet:
S1
Date:
25 FEB 2025

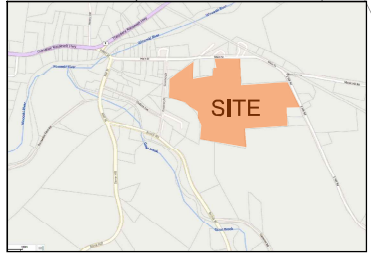


STORMWATER MANAGEMENT IN BUFFER

EMERGENCY ACCESS ROAD

- NOTES**
- LOT SIZES AND SHAPES ARE SUBJECT TO CHANGE.
 - AREAS LISTED ARE PRELIMINARY LOT SIZES (NOT BUILDING ENVELOPE SIZES)
 - BUILDING ENVELOPE
 - ALL WETLAND BUFFERS WILL BE PROTECTED WITH A SPLIT RAIL FENCE.
 - PROPOSED STREET TREES MAY SHADE SOLAR COLLECTORS.

PUD CALCULATIONS: TOTAL PROPERTY ACREAGE: 23.9 ACRES
 REQUIRED OPEN SPACE: 12.0 ACRES
 PROPOSED OPEN SPACE: 14+ ACRES
 BUILDABLE AREA: 9.3 ACRES, MAXIMUM 54 LOTS (WITHOUT AFFORDABLE DENSITY BONUS)
 PROPOSED QUANTITY OF LOTS: 40 INCLUDING COMMUNITY CENTER



VICINITY MAP