

Planning Commission Members,

We appreciate all the time and extensive effort to work with us to create a subdivision that addresses both the Town's and our goals.

We are grateful for the preliminary plat approval set forth in the January 12, 2017 decision. We are glad to accept most of the conditions imposed, but do have concerns about a number of the conditions which we feel would make the subdivision unworkable. However, we understand the concerns that may have led to the imposition of those conditions and have tried to address those concerns.

The revisions to our plans include revised proposed findings of fact and conditions for your consideration. Your willingness to revisit these plans and issues is appreciated by all of us.

The primary focus of these revisions is to enhance wildlife connectivity and create areas that ensure permanent linkages. In addition, we have taken measures to ensure new homes blend with the surrounding landscape and environment, and are consistent with historical and current settlement patterns.

Many, but not all the specific changes/improvements in this plan include:

- Creation of 56 acres of contiguous Open Space to be subjected to an Open Space Agreement with the Town, which will include a requirement for a Forest Management Plan sensitive to wildlife.
- Creation of a 100' wildlife/nature buffer bordering Mt. Philo St. Park which will connect with the already proposed north/south corridor.
- Creation of extended wildlife/nature area on the west side of Lot 8, which is to lie fallow and allow forest regeneration in order to enhance wildlife linkage to the west and to the State Park.
- Removal of lot 6 septic system in forest significantly reducing tree cutting near the State Park.
- Reduction of the size of all the building envelopes to ½ acre except Lot 9, which would be 1 acre. Repositioning Lots 6 and 7 building envelopes away from the State Park border and providing for 2 alternative, but distinct, building envelopes on Lot 4.
- Establishment of a 100' protected riparian area on Lot 9 centered on Kimball Brook, as well as requiring fencing at the 50' setback from delineated wetlands on the edges of Kimball Brook, if animal grazing is to occur on the south or east of the brook. No animal grazing is to be permitted in the area of the meadow north and west of the brook.
- Establishing that agricultural practices on the Lot 9 meadow meet the requirements of the Vermont Guidelines for Organic Certification.
- Establishment of design guidelines for homes on lots 7, 8, and 9 to ensure that structures blend into the surrounding landscape.

- Redesigning the Lot 1 and 2 driveways to use existing Half Mile Road, eliminating an additional entrance to the subdivision, and significantly reducing road related tree removal.

We truly believe that we have tried to revise our plans in a spirit of cooperation and good faith. We look forward to our hearing on April 6, 2017 and to presenting you with our revised plans and proposals.

  3/30/17

Eddie and Michael Krasnow and family