

I am writing to express strong support for the designation of **permanent Tier 1B status** for the **Village District** under the provisions of Act 250. Based on a realistic assessment of current land use and development potential, it is clear that such a designation is not only appropriate but essential for facilitating long-term, sustainable growth within the Village.

At present, **very few—if any—parcels in the Village meet existing zoning criteria** such as setbacks, density, and lot coverage, with the notable exception of the Creamery site. This reality significantly limits redevelopment and investment opportunities under the current framework. A Tier 1B permanent designation would directly address these limitations and allow for more strategic planning and revitalization over the course of decades.

The benefits of establishing Tier 1B status are significant and include:

- **Support for future redevelopment** of the Main Street corridor, a key economic and community artery.
- **Increased land use efficiency:** Current land patterns—particularly "spaghetti lots" that stretch along roads—leave valuable interior land underutilized.
- **Opportunities for larger-scale redevelopment** over time as adjacent parcels are acquired and assembled.
- Addressing the **age and inefficiency of existing housing stock**, much of which presents health and safety concerns such as lead paint, asbestos, and poor energy performance.
- **Alignment with a 50-year planning horizon**, creating predictable conditions for long-term private and public investment.
- Acknowledgment that without significant infrastructure expansions (e.g., sewer and water extension through the Gateway), large-scale development remains financially infeasible in the short term.
- **Incentivizing thoughtful, efficient, and phased growth**, with better alignment of public infrastructure, private investment, and transportation systems.

This is a strategic step forward for the Village—one that recognizes current limitations while unlocking future opportunity. Tier 1B permanent status is a prudent, future-focused tool that enables the kind of smart growth our community needs.

I strongly encourage the local government and relevant authorities to move forward with the application and adoption process for this designation.

