

Michelle Beal
Zachary Beal
440 Oak Circle, Unit 6
Colchester, Vermont

Dear Richmond Planning Committee,

My name is Michelle Beal, a young adult born and raised in the state of Vermont. While I have traveled parts of the world and spent time in other areas of the United States, Vermont has always been where I have called home. My husband and I are both graduates of Norwich University, where we met, and we plan to build our life and our family in Vermont. We are two very hard-working professionals that both work in public service/public facing jobs.

My husband and I have been searching for suitable housing to grow our family and the next generation of Vermonters since April, 2021. Our current living conditions include a 950 square foot condo in Chittenden County where we have 2 bedrooms and 1.5 bathrooms that we share with two loveable, but large, canines. We wish to start a family, but feel the constraints of our space and current living conditions. During our housing search, we have been outbid multiple times, as has become the overwhelming theme for young middle-class Vermonters. We have searched Chittenden County, Franklin County, and Addison County with no success.

Now why does all this matter? My mother and step-father, Linda and William Donovan, own approximately 10 acres in the town of Richmond, nestled away in the Industrial/Commercial district. Their home as it stands today existed prior to current zoning laws identifying this area as I/C. Beyond the one parcel my parents own, there are three other residential lots with homes on them as well as a driveway that begins in Richmond (off of Rogers Lane specifically, also in this I/C district) and ends in Jericho with two additional residential homes. You will only find two commercial businesses within this “industrially” labeled part of town. In light of our struggle to find a home worthy of beginning a family, my parents have graciously offered to allow my husband and I, and potentially some of my siblings, to build behind their property (see recent survey documents and drafted subdivision from 2018). Due to the current classification of this property as Industrial/Commercial, we are unable to explore whether or not this dream could well be a reality.

We humbly approach you, the Planning Committee, to ask that you re-consider the zoning designations within the area of Route 117 and Rogers Lane and permit it to become Residential/Commercial. If you review the current map and parcel division within this area, nearly half of the “industrial” zoned area is being utilized residentially (see attached zoning map and notes).

My husband, my family, and I hope that there is a path forward with this potentially life changing opportunity for us to grow our family while staying close to home. As you are well aware, the current state of the housing market in Vermont is less than favorable to most of the middle-class, like us, who are looking to move out of a location that we have outgrown. It is our hope that you will thoughtfully and genuinely consider rezoning the Industrial/Commercial district containing Rogers Lane to Residential/Commercial.

We look forward to the prospect of working with you as we explore this exciting opportunity to join a community that has already played such an integral role in our lives thus far.

Respectfully,

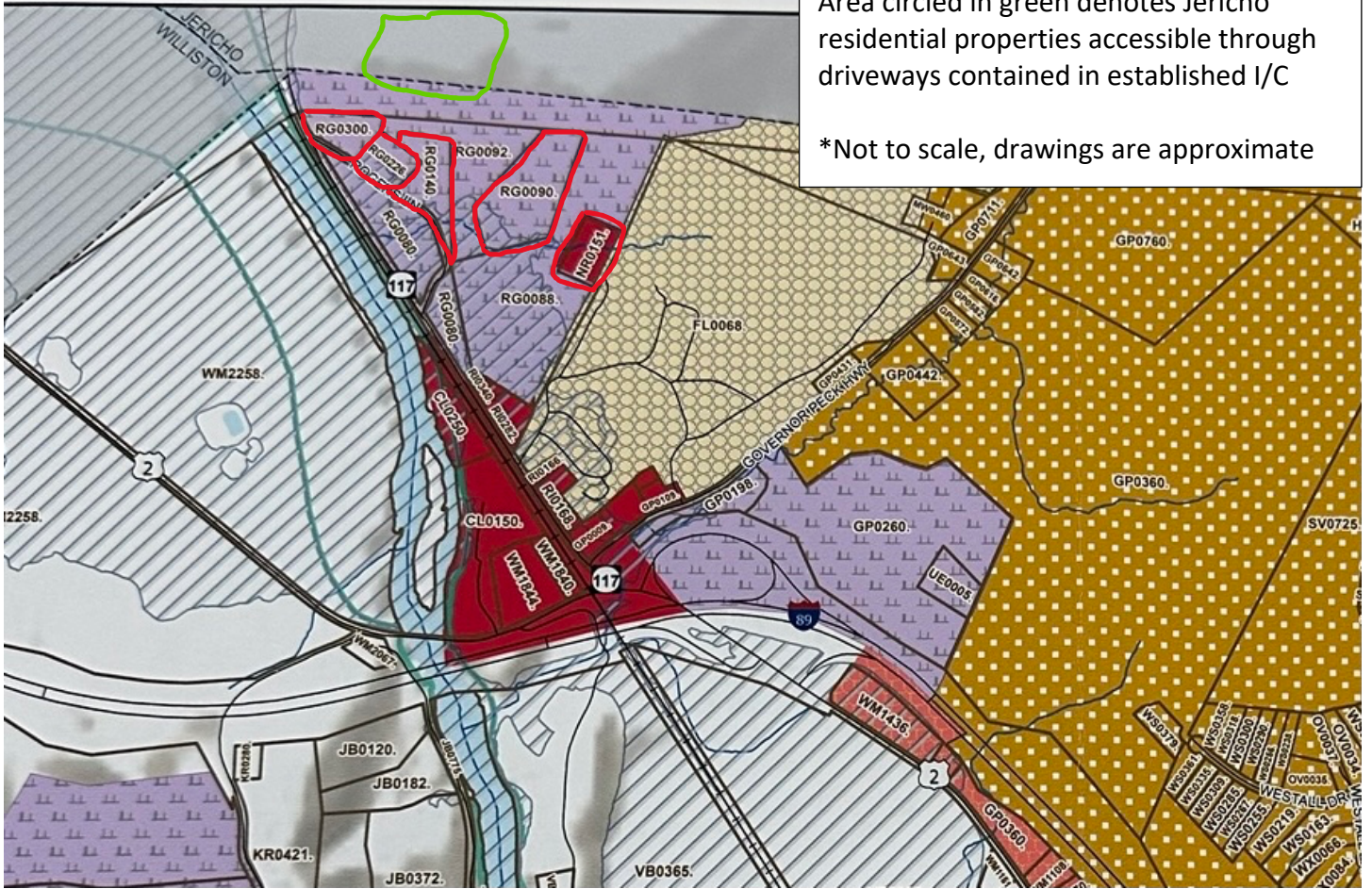
The image shows two handwritten signatures in black ink. The signature on the left is 'M Beal' and the signature on the right is 'Z Beal'. Both are written in a cursive, flowing style.

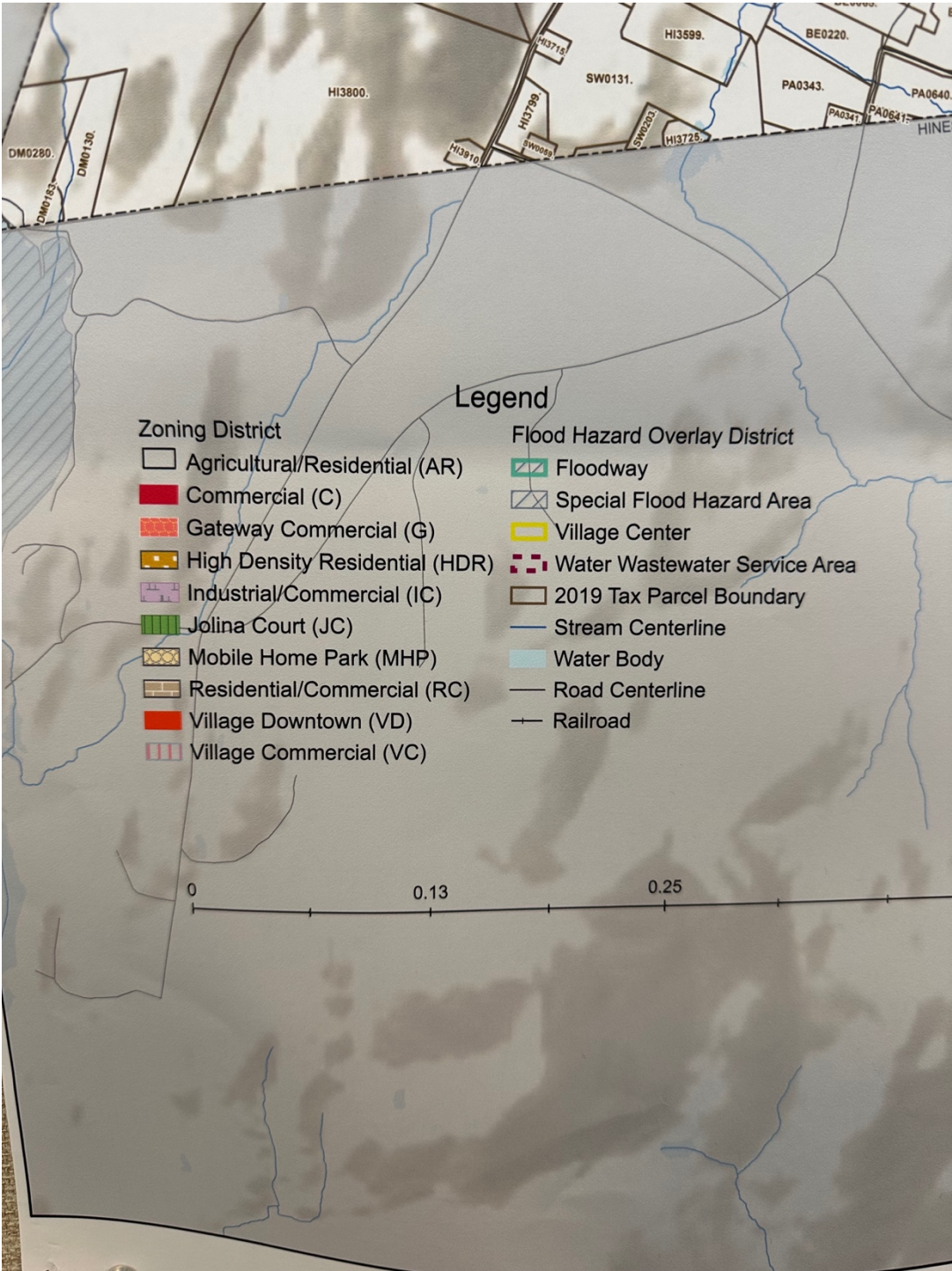
Michelle and Zachary Beal

Areas circled in red denote residential properties within established I/C Zone

Area circled in green denotes Jericho residential properties accessible through driveways contained in established I/C Zone

*Not to scale, drawings are approximate





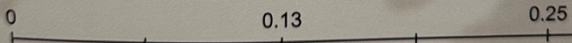
Zoning District

- Agricultural/Residential (AR)
- Commercial (C)
- Gateway Commercial (G)
- High Density Residential (HDR)
- Industrial/Commercial (IC)
- Jolina Court (JC)
- Mobile Home Park (MHP)
- Residential/Commercial (RC)
- Village Downtown (VD)
- Village Commercial (VC)

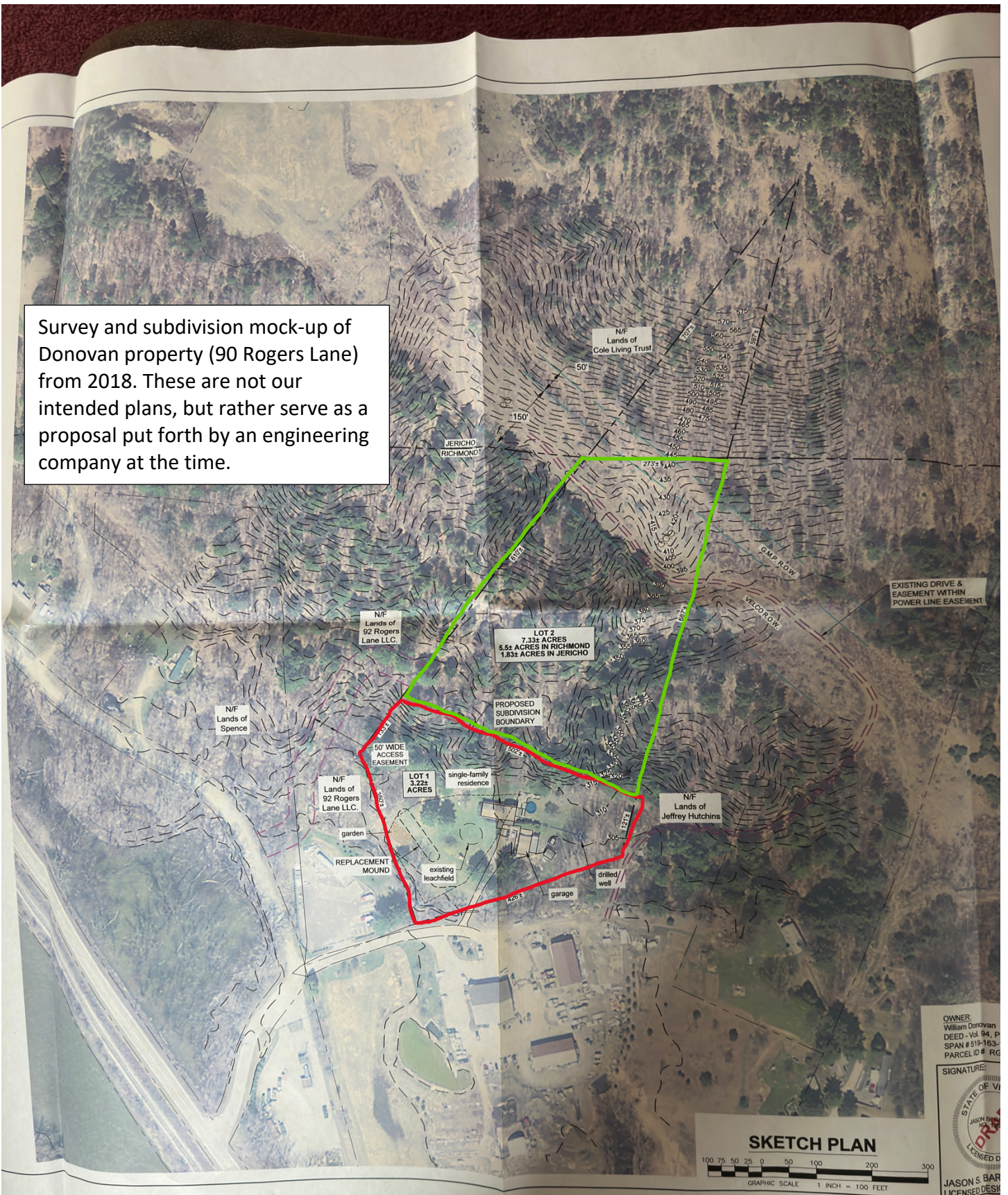
Legend

Flood Hazard Overlay District

- Floodway
- Special Flood Hazard Area
- Village Center
- Water Wastewater Service Area
- 2019 Tax Parcel Boundary
- Stream Centerline
- Water Body
- Road Centerline
- Railroad



Survey and subdivision mock-up of Donovan property (90 Rogers Lane) from 2018. These are not our intended plans, but rather serve as a proposal put forth by an engineering company at the time.



OWNER:
William Donovan
DEED - Vol. 94, P
SPAN # 519-163-
PARCEL ID # RG

SIGNATURE:

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JASON BAR
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JASON'S BAR
LICENSED DESK

SKETCH PLAN

