

Subject: Re: Environmental Impact of Housing Location



Mark Hall <markphall@gmail.com>
to Nick Neverisky

Wed, Oct 19,

You are viewing an attached message. Town of Richmond VT Mail can't verify the authenticity of attached messages.

Hi Nick,

I really appreciate you reaching out and sharing your thoughts. I will read this during the session this evening if you are unable to make it.

We would love to get more folks on the Housing Committee, just wanted to put a plug out there for it if you have an interest. We meet once a month in the evenings, and you're able to participate through Zoom so you don't even have to leave the house!

Cheers,
Mark

On Tue, Oct 18, 2022 at 8:21 PM Nick Neverisky <nickneverisky@gmail.com> wrote:

Hi Mark,

Not sure if I'll be able to make the meeting or not, but just wanted to say that allowing for (and even encouraging) multifamily residences in our town would be a great way to help preserve the undeveloped land in our town. I am strongly in favor of thoughtful implementation of multifamily housing in Richmond.

Nick



Ravi Venkataraman <rvenkataraman@richmondvt.gov>

Follow -up remarks from 11/16 meeting

Melissa Wolaver <melissa@gmavt.net>

Thu, Nov 17, 2022 at 10:26 AM

To: vclarke.pc@gmail.com

Cc: Ravi Venkataraman <rvenkataraman@richmondvt.gov>

Dear Planning Commission Members,

First, I would like to thank you for the work you are doing to improve affordable housing in Richmond. My adult daughter attempted to move to Richmond this fall, but could not find anything she could afford (besides her childhood bedroom). I wanted to follow-up on my public comment last night with a few more details.

I have owned our home at 122 Tilden Ave for 25 years, and live in the village to enjoy my neighborhood and walkability. Every day, I talk with at least one of my neighbors. We petsit and babysit for each other, watch each other's houses when we are gone, and we celebrate together with a block party in the fall. My neighborhood is a mix of renters, home owners, families with young children, and people who are retired. I think many of us highly value various attributes of our village neighborhood, and hope to retain them.

Section 3.5.5 of the revisions that will allow two separate dwellings on the lot, could have some consequences I would like to highlight. First, we have two new airbnb's on Jericho Road. Both are accessory unit dwellings. They charge \$240/night and \$160/night respectively plus service and cleaning fees. They are both very popular, and often filled. **I believe that to make the revisions for two dwellings on the lot without addressing the airbnb/VRBO issues could limit affordable housing options while increasing short-term rentals in our neighborhood.**

I would also like to highlight my concerns about traffic and parking. One example is a duplex in our neighborhood that used to be owner occupied. Newly purchased and fully rented, we now have large trucks routinely parked near the intersection of Baker and Tilden, making the intersection sometimes difficult to navigate. The tenants for the duplex appear to have more vehicles than parking spaces available to them.

Prior to the pandemic, when the Goodwin-Baker building parking lot was filled with vehicles each day, we had difficulty with people coming to park in the Goodwin-Baker parking lot in the morning. They would often speed up Baker St, and turn right on Tilden to reach the lot. This coincided with children walking to school on Tilden to the black path, to Jericho Rd, or children walking on Tilden from both directions to reach the sidewalk on Baker St. for the bus. Since Tilden has no sidewalk, we had a couple of close calls with speeders coming to the Goodwin-Baker building and not anticipating school children walking on Tilden Ave. in the morning.

In closing, I would like to suggest that the open seat on the Planning Commission be reserved for a village resident, so that various perspectives are represented. Thank you again for the thoughtful and difficult work you are doing for our town.

Attached is photo I took this week while walking on the sidewalk on Jericho Rd. This photo was taken in the morning while children were walking to school.

Sincerely,
Melissa Wolaver







Ravi Venkataraman <rvenkataraman@richmondvt.gov>

Public Comment - Residential/Commercial District zoning

Tim Patterson <timpatterson802@gmail.com>
To: rvenkataraman@richmondvt.gov

Thu, Nov 3, 2022 at 10:28 AM

Good morning!

My name is Tim Patterson, and I live at 164 Tilden Ave with my family. I was unable to make it to the public hearings about zoning changes, but wanted to provide some comment nonetheless. If there is a better way to provide comment please let me know.

I very much support changes in zoning as proposed by the planning commission to allow more housing density in my neighborhood. This is the right thing to do for many reasons, climate action foremost among them in my mind, and the change is consistent with the vision of the town plan. I want to live in a vibrant and walkable neighborhood with access to public transit, and I enjoy living next door to an existing multifamily apartment building. The more housing in the village the better.

It's well known in the planning world that NIMBY voices are often loudest. Hopefully this quiet comment in support of more density is also heard.

Thanks for all you do,

-Tim

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SunCommon Solar Home Advisor
Go Solar in Vermont with Tim
802-398-7732



Ravi Venkataraman <rvenkataraman@richmondvt.gov>

comments for planning commission zoning amendments

Kara Wires <karawires@gmail.com>
To: rvenkataraman@richmondvt.gov

Fri, Nov 18, 2022 at 10:00 AM

Hi Ravi,

I wanted to send some comments in support of the zoning amendments.

As someone that has lived in the village for 18 years and also has worked out of an office in the village for the past 22 years, I would like to see more housing and development in town. I moved here so I could be closer to my work. And my kids could be closer to the park and the schools. I feel lucky that we can walk to the store and library and I get to walk to work. When I moved here 18 years ago, things were affordable: houses, water bill, etc. Now, I would not be able to afford to live here. I have noticed less families in my neighborhood and I worry for the future of the village. I want to live in a diverse, vibrant and affordable community.

I think these zoning changes don't go far enough. I would like to see more ability to create multiple use buildings and the ability for lots to have more multi-family housing. However, it is a step in the right direction. More housing and more businesses make the community more diverse, vibrant and affordable. It also supports the current businesses and schools. I fully support these changes.

After attending the public session this week, I understand there are concerns from other village residents. Parking came up a lot. I do think if we had more folks living in the village and had better sidewalks and lighting, we would not need to have as much parking. As someone who lives and works here, I can go weeks without getting in my car. Other comments I heard related to traffic and very specific situations in neighborhoods are valid but should not impact the Planning Commission's decisions to do what is best for the community and for Richmond to do our part to address the housing shortage. As someone who working in the environmental field, I also believe development should be happening in our population centers like the village so we can avoid more forest and rural land development and fragmentation of the landscape.

Thanks for the opportunity to comment.
Kara

Letter to Planning Commission

Re: Proposed zoning changes to the Gateway Residential/Commercial District and Village Residential/Commercial District

Date: 11/18/2023

As a member of the Richmond Housing Committee, I am in favor of the proposed amendments, particularly to the changes in permitted use to small multifamily housing, and conditional use for units 5+.

In early 2022, the first Richmond Housing Report was developed in conjunction with the Housing Committee to make recommendations on how we can build “diverse, resilient, affordable and quality housing options,” which is one of the tenants of the Richmond Town Plan.

The proposed changes are inline with the recommendations from the Housing Report. Which included helping to streamline some of the review and permitting processes for development. In addition to ways we can continue dialogue with the community, diversify our housing stock and better track housing metrics in our community.

Without adequate housing, businesses suffer when employees can't find homes close by. Scarce housing is expensive housing. In 2021 the median home price was \$442k. And 37% of households pay more than 30% of income in housing and 17% pay more than 50%. These are only a few reasons why small changes to our zoning to encourage smart growth are necessary.

The Housing Committee, formed two years ago, is charged with helping to continue the conversation in Richmond about how we want to see housing evolve in our town. And while many of us like the way Richmond is today, the world around us is changing, and I would like to make sure we have a say in how housing evolves and continue to look for ways, like the proposed changes, to encourage intentional development, be resilient to the changes in climate and welcome new members to our community.

Thank you,
Mark Hall
Richmond town resident
Member of the Richmond Housing Committee