

-----Original Message-----

From: Sidney Miller <[stm4@comcast.net](mailto:stm4@comcast.net)>

Sent: Sunday, April 23, 2023 2:23 PM

To: Jeff Forward <[jeff.forward@richmondvt.org](mailto:jeff.forward@richmondvt.org)>; bard hill <[bard.hill@richmondvt.org](mailto:bard.hill@richmondvt.org)>; David Sander <[david.sander@richmondvt.org](mailto:david.sander@richmondvt.org)>; Jay Furr <[jay.furr@richmondvt.org](mailto:jay.furr@richmondvt.org)>; Lisa Miller <[lisa.miller@richmondvt.org](mailto:lisa.miller@richmondvt.org)>

Subject: Residential Commercial

Dear Selectboard,

It has been 35 years since I purchased what is now the Goodwin Baker building on Millet street. At that time the building was in a residential district and on the verge of collapsing due to years of neglect. Upon being rejected for a proposed 18 unit condominium project I was forced to seek an alternative use idea of commercial space and enact a zoning change to do so. It hasn't been easy to attract such tenants to Richmond however those that arrived have been wonderful additions to the community and have stayed many years. The town has been supportive in helping the commercial uses which have evolved into mostly office space.

The tides have turned. Covid has been hard on things, occupancies have occurred for the first time in years and continue. I recently learned that the new work from home ethic has caused my largest tenant to vacate the majority of their space resulting in a near 30 percent vacancy. This will soon be followed by another 20 percent vacancy due to a tenant buyout. Others will follow.

The building has been engineered structurally, followed by a major waterline improvement paid by me and currently complies with fire and safety as well as handicap access. There is parking capacity for 75 cars which has at times been fully used and is currently largely vacant with a growing number of village residents have taken advantage of without permission.

I would like to commend Virginia Clarke, who was on the board when I bought the building by the way, and the planning commission for their extensive study and work to help alleviate the housing shortage and identify the proposed zoning changes to residential / commercial. I feel they are on track and proposing a necessary change to allow responsible growth in Richmond. of course there are those opposed To any changes in zoning however this is an important piece of the puzzle. The Village gateway could also benefit the town with some additional breathing room including the addition of a water / sewer expansion.

It is my sincere hope that you will include the Goodwin Baker building in the proposed Residential / Commercial district that the planning commission has recommended. I will continue to try and attract commercial users to Richmond however the outcome remains uncertain and mixed use may well be the answer.

Thanks,

Sidney Miller  
IV & V Corporation  
[stm4@comcast.net](mailto:stm4@comcast.net)