

Sabin's Pasture Working Group Notes from 05/20/08

5:30 PM – 8:15 PM: held at TPL, Montpelier VT.

Present: Todd Bailey, Jennifer Hollar, Mary Hooper, Dave Keller, Jennifer Knauer, Rodger Krussman, Jim Libby, Rory Malone, Neal Rodar, Leigh Seddon, Nancy Sherman, Jean Vissering, John Waldo.

Facilitator: Rodger Krussman

Note: Still working off of May 9th Draft of Recommended Plan (both report and the map)—TPL has received some comments from working members on the narrative but has not incorporated them yet.

1. Review (Rodger): At the last meeting the group agreed:
 - Deadline to have a “final” draft* of recommended plan by end of May.
 - We tentatively scheduled audience with city council on June 11, 2008.
 - We tentatively scheduled public info meeting for June 16, 2008.
 - We agreed that consensus and enthusiastic support by group of this plan is critical to success of the recommendations.
 - Rodger offered that the current draft has the working group's support and agreement on that general values, principles for the large majority of Sabin's Pasture—the recommendations serve various interests of the community regarding development and conservation goals. What remains is the uncertainty of a 5 acre area Area B.

**After June 11 and June 16, we'll get comments back, so this recommended plan is actually “final pending integration of public comments.”*

2. Discussion of Proposal for Phasing of development on Areas A & B.

Proposal is that if an agreed-upon housing goal is not met on the lower pasture within a defined timeframe (15 years), there would be a conditioned right to develop in Area B. Group needs to confirm agreement on configuration of Area B. Affirmative action of voters could take it out of development.

- If the housing goal has not been met, the right to develop would lie with the City or developer, unless the residents take an affirmative action to petition the city to put it in permanent conservation.
- This option only comes into play after 15 years and if the housing goal is not met on the lower pasture.

How to define the housing goal? The group discussed whether a range or a specific number would be more appropriate and those present agreed that a goal of 175-225 residential housing units would be the goal.

We have an opportunity to combine the two values (conservation / development). The highest conservation value to this property is its accessibility to the present and future city residents (community value, health value, climate value, wildlife benefits, economic development).

Those present agreed that the conditions on development in Area B were acceptable. The group agreed that ongoing discussions on the definition of Area B were needed to reach consensus. Area B would be reserved for future development for 15 years from the date of the first certificate of occupancy for a residential unit in Area A.

3. Next Steps:

- Rodger and Jim will work on editing conditions for development of Area B.
- TPL will try to reach Roy and Bill to see if they have any problem with the group's current thinking / tentative agreement
- **Next Meeting next Tuesday, May 27 at TPL.**