I would like to weigh in on my thoughts regarding Sabin's Pasture. I agree with a number of people who I have been in touch with that Sabin's should be divided into two, if not more, different zoning districts.

Realizing that zoning is just one tool in the City's arsenal to encourage the type of development that it sees as part of its' future, zoning Sabin's as part of the R-6000 district, I feel, is encouraging the type of development that the land itself cannot reasonably support.

Like many residents of the City of Montpelier and Vermont, I came here because of the beauty of the natural landscape and quality of life here in Montpelier. It distresses me that we have before us a proposal that has the potential to forever alter the landscape and one of the last large undeveloped parcels of land in Montpelier.

I would like to present for your consideration two separate maps that I put together using information from the VT Agency of Natural Resources website and the USDA's Web Soils analysis mapping tool.

The first is the map from the Agency of Natural Resources with the title "Sabin's Pasture 2017". I incorporated elevation figures and gradient lines to show the steepness of the terrain. Each of the lines reflects a 20' change in elevation. On the left side of the map, the terrain is comprised of 20-25% slopes and on the right side of the map, the slopes are steeper with slopes ranging from between 30% and 40%.

According to the proposed zoning, slopes ranging from 20% to 25% would require conditional use approvals while slopes in excess of 30% prohibit development. That is why I would hope that Sabin's zoning be split as the easternmost portion of the land is considered unbuildable.

The second map is one put out by the USDA. It is a Web Soils analysis that I refer to when determining what the physical possibilities of development would be on a given lot. I purposely created a map containing a much larger land area than Sabin's Pasture as I wanted to ensure that I captured all of Sabin's and not just a portion of it.

There is an analysis not only of the soils in Sabin's but an analysis of the slopes. The areas which encompass Sabin's are 17B, 41E, 44B, 91D, 92C, 66E, 66D, 66C and 67E. For my analysis I selected Dwellings with Basements as residential zoning has been proposed for this area and I assumed that most residential units would have basements. Area 17B which has 8.7 acres, is rated as having very limited development potential. The same is true for area 41E (5.6 acres), 44B (1.1 acres), 66C (37.1 acres), 66D (5.9 acres), 66E (52.2 acres) and 67E (28.1 acres).

I believe that there are members of city government who would like the council to believe that this property should be zoned for residential uses for a variety of reasons. And I'm certain that the landowners of Sabin's would also like to believe that the property is an untapped resource that can be used to create additional housing stock.

However, the two maps I have provided indicate just the opposite is true. So, I would strongly encourage the council to split Sabin's into a much lower density district on the west side while not allowing development on the east side.

Lastly, according to the US Census Bureaus' most recent population estimates, the City of Montpelier's population as of July of 2016 is approximately 7,535 people. In April of 2010 it was 7,849. This reflects a 4% decrease in population. If the council had decided to work on a new Master Plan first, rather than concurrently working on a re-adoption and new zoning, this basic statistic would have helped to better guide and inform the decision regarding the demand for housing in the city.

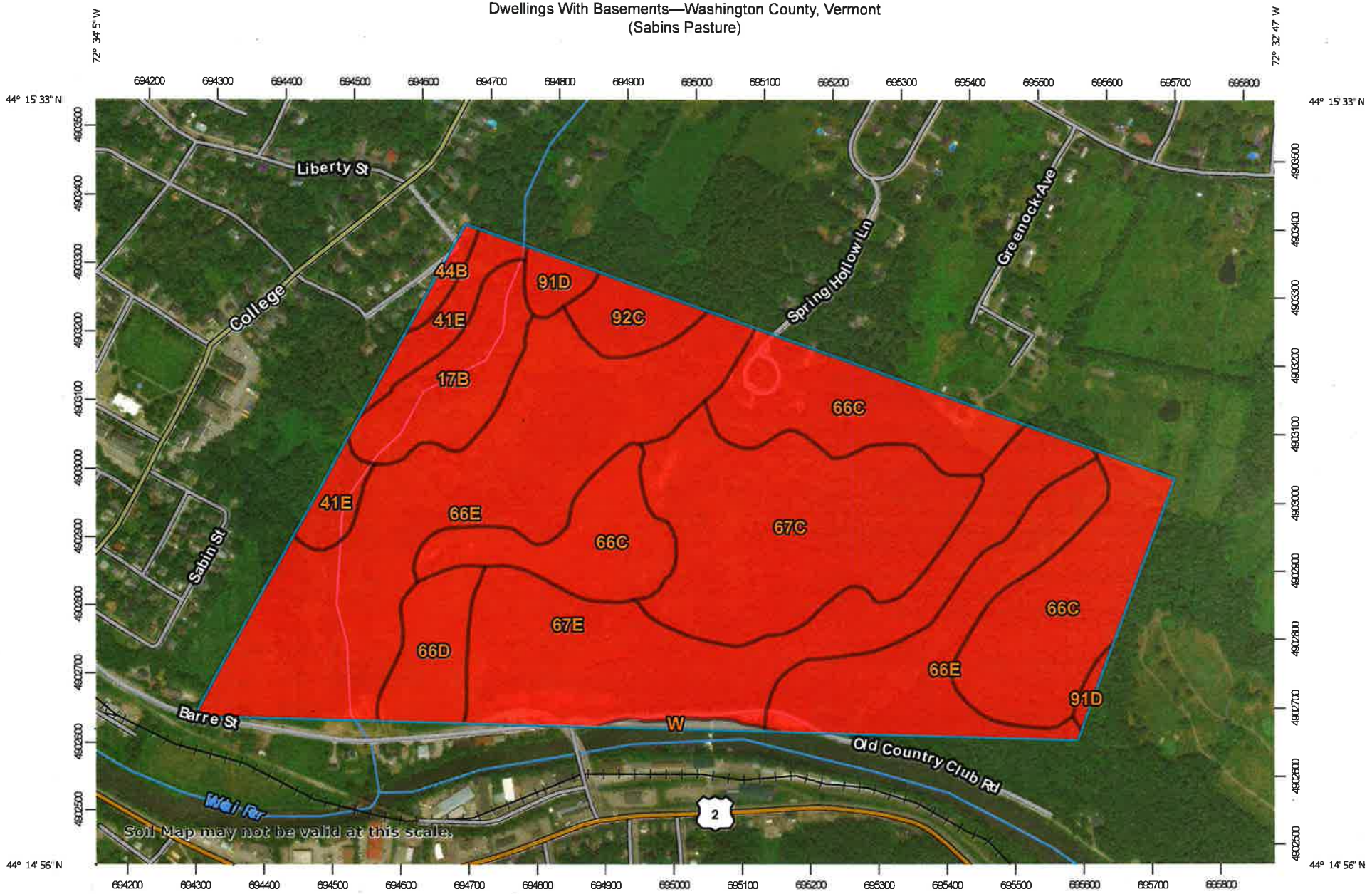
Thank you.

Joe Castellano

Sabin's Pasture 2017

600 300 0 600 Feet

Dwellings With Basements—Washington County, Vermont
(Sabins Pasture)



Map Scale: 1:7,890 if printed on A landscape (11" x 8.5") sheet.

N

Meters
0 100 200 400 600

Feet
0 350 700 1400 2100

Map projection: Web Mercator Corner coordinates: WGS84 Edge tics: UTM Zone 18N WGS84

MAP LEGEND

Area of Interest (AOI)
- Area of Interest (AOI)

Soils

Soil Rating Polygons
- Very limited
- Somewhat limited
- Not limited
- Not rated or not available

Soil Rating Lines
- Very limited
- Somewhat limited
- Not limited
- Not rated or not available

Soil Rating Points
- Very limited
- Somewhat limited
- Not limited
- Not rated or not available

Water Features
- Streams and Canals

Transportation
- Rails
- Interstate Highways
- US Routes
- Major Roads
- Local Roads

Background
- Aerial Photography

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:20,000.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service
Web Soil Survey URL:
Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Washington County, Vermont
Survey Area Data: Version 19, Sep 15, 2016

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Mar 17, 2012—Mar 29, 2017

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Dwellings With Basements

Dwellings With Basements— Summary by Map Unit — Washington County, Vermont (VT023)						
Map unit symbol	Map unit name	Rating	Component name (percent)	Rating reasons (numeric values)	Acres in AOI	Percent of AOI
17B	Cabot silt loam, 3 to 8 percent slopes	Very limited	Cabot (83%)	Depth to saturated zone (1.00)	8.7	5.1%
			Peacham (5%)	Ponding (1.00)		
				Depth to saturated zone (1.00)		
			Buckland (5%)	Depth to saturated zone (1.00)		
			Colonel (4%)	Depth to saturated zone (1.00)		
			Peru (3%)	Depth to saturated zone (1.00)		
41E	Buxton silt loam, 25 to 45 percent slopes	Very limited	Buxton (85%)	Slope (1.00)	5.6	3.2%
				Depth to saturated zone (1.00)		
				Shrink-swell (0.50)		
			Salmon (5%)	Slope (1.00)		
			Adams (5%)	Slope (1.00)		
			Adamant (3%)	Slope (1.00)		
				Depth to hard bedrock (1.00)		
			Scantic (2%)	Depth to saturated zone (1.00)		
				Shrink-swell (0.50)		
44B	Lamoine silt loam, 3 to 8 percent slopes	Very limited	Lamoine (85%)	Depth to saturated zone (1.00)	1.1	0.6%
				Shrink-swell (0.50)		
			Adamant (3%)	Depth to hard bedrock (1.00)		
			Scantic (2%)	Depth to saturated zone (1.00)		

Dwellings With Basements— Summary by Map Unit — Washington County, Vermont (VT023)						
Map unit symbol	Map unit name	Rating	Component name (percent)	Rating reasons (numeric values)	Acres in AOI	Percent of AOI
				Shrink-swell (0.50)		
66C	Vershire-Dummerston complex, 8 to 15 percent slopes, rocky	Very limited	Vershire (45%)	Depth to hard bedrock (1.00)	37.1	21.4%
				Slope (0.37)		
			Glover (5%)	Depth to hard bedrock (1.00)		
				Slope (0.37)		
			Cabot (3%)	Depth to saturated zone (1.00)		
				Slope (0.37)		
			Abram (3%)	Depth to hard bedrock (1.00)		
				Large stones (0.93)		
				Slope (0.37)		
			Buckland (3%)	Depth to saturated zone (1.00)		
				Slope (0.37)		
66D	Vershire-Dummerston complex, 15 to 25 percent slopes, rocky	Very limited	Vershire (45%)	Slope (1.00)	5.9	3.4%
				Depth to hard bedrock (1.00)		
			Dummerston (35%)	Slope (1.00)		
			Glover (5%)	Slope (1.00)		
				Depth to hard bedrock (1.00)		
			Deep (5%)	Slope (1.00)		
			Abram (3%)	Slope (1.00)		
				Depth to hard bedrock (1.00)		
				Large stones (0.93)		
			Buckland (3%)	Slope (1.00)		
				Depth to saturated zone (1.00)		
			Cabot (3%)	Slope (1.00)		
				Depth to saturated zone (1.00)		

Dwellings With Basements— Summary by Map Unit — Washington County, Vermont (VT023)						
Map unit symbol	**Map unit name**	**Rating**	**Component name (percent)**	**Rating reasons (numeric values)**	**Acres in AOI**	**Percent of AOI**
66E	Vershire-Dummerston complex, 25 to 60 percent slopes, rocky	Very limited	Vershire (45%)	Slope (1.00)	52.2	30.2%
				Depth to hard bedrock (1.00)		
			Dummerston (35%)	Slope (1.00)		
			Deep (5%)	Slope (1.00)		
			Glover (5%)	Slope (1.00)		
				Depth to hard bedrock (1.00)		
			Buckland (5%)	Slope (1.00)		
				Depth to saturated zone (1.00)		
			Abram (4%)	Slope (1.00)		
				Depth to hard bedrock (1.00)		
				Large stones (0.93)		
67C	Glover-Vershire complex, 8 to 15 percent slopes, very rocky	Very limited	Glover (45%)	Depth to hard bedrock (1.00)	27.5	15.9%
				Slope (0.37)		
			Vershire (35%)	Depth to hard bedrock (1.00)		
				Slope (0.37)		
			Abram (4%)	Depth to hard bedrock (1.00)		
				Large stones (0.93)		
				Slope (0.37)		
			Cabot (3%)	Depth to saturated zone (1.00)		
				Slope (0.37)		
			Buckland (3%)	Depth to saturated zone (1.00)		
				Slope (0.37)		
67E	Glover-Vershire complex, 35 to 60 percent slopes, very rocky	Very limited	Glover (45%)	Slope (1.00)	28.1	16.2%
				Depth to hard bedrock (1.00)		
			Vershire (35%)	Slope (1.00)		
				Depth to hard bedrock (1.00)		

Dwellings With Basements— Summary by Map Unit — Washington County, Vermont (VT023)						
Map unit symbol	Map unit name	Rating	Component name (percent)	Rating reasons (numeric values)	Acres in AOI	Percent of AOI
			Buckland (5%)	Slope (1.00)		
				Depth to saturated zone (1.00)		
			Abram (5%)	Slope (1.00)		
				Depth to hard bedrock (1.00)		
				Large stones (0.93)		
			Dummerston (3%)	Slope (1.00)		
			Deep (2%)	Slope (1.00)		
91D	Dummerston fine sandy loam, 15 to 35 percent slopes, very stony	Very limited	Dummerston (85%)	Slope (1.00)	2.3	1.3%
			Vershire (4%)	Slope (1.00)		
				Depth to hard bedrock (1.00)		
			Salmon (3%)	Slope (1.00)		
			Cabot (3%)	Slope (1.00)		
				Depth to saturated zone (1.00)		
			Buckland (3%)	Slope (1.00)		
				Depth to saturated zone (1.00)		
			Deep (2%)	Slope (1.00)		
92C	Buckland loam, 8 to 15 percent slopes	Very limited	Buckland (85%)	Depth to saturated zone (1.00)	3.8	2.2%
				Slope (0.63)		
			Cabot (7%)	Depth to saturated zone (1.00)		
				Slope (0.37)		
			Vershire (4%)	Depth to hard bedrock (1.00)		
				Slope (0.37)		
W	Water	Not rated	Water (100%)		0.7	0.4%
Totals for Area of Interest					**172.9**	**100.0%**

Dwellings With Basements— Summary by Rating Value		
Rating	**Acres in AOI**	**Percent of AOI**
Very limited	172.2	99.6%
Null or Not Rated	0.7	0.4%
Totals for Area of Interest	**172.9**	**100.0%**

Description

Dwellings are single-family houses of three stories or less. For dwellings with basements, the foundation is assumed to consist of spread footings of reinforced concrete built on undisturbed soil at a depth of about 7 feet.

The ratings for dwellings are based on the soil properties that affect the capacity of the soil to support a load without movement and on the properties that affect excavation and construction costs. The properties that affect the load-supporting capacity include depth to a water table, ponding, flooding, subsidence, linear extensibility (shrink-swell potential), and compressibility. Compressibility is inferred from the Unified classification of the soil. The properties that affect the ease and amount of excavation include depth to a water table, ponding, flooding, slope, depth to bedrock or a cemented pan, hardness of bedrock or a cemented pan, and the amount and size of rock fragments.

The ratings are both verbal and numerical. Rating class terms indicate the extent to which the soils are limited by all of the soil features that affect the specified use. "Not limited" indicates that the soil has features that are very favorable for the specified use. Good performance and very low maintenance can be expected. "Somewhat limited" indicates that the soil has features that are moderately favorable for the specified use. The limitations can be overcome or minimized by special planning, design, or installation. Fair performance and moderate maintenance can be expected. "Very limited" indicates that the soil has one or more features that are unfavorable for the specified use. The limitations generally cannot be overcome without major soil reclamation, special design, or expensive installation procedures. Poor performance and high maintenance can be expected.

Numerical ratings indicate the severity of individual limitations. The ratings are shown as decimal fractions ranging from 0.01 to 1.00. They indicate gradations between the point at which a soil feature has the greatest negative impact on the use (1.00) and the point at which the soil feature is not a limitation (0.00).

The map unit components listed for each map unit in the accompanying Summary by Map Unit table in Web Soil Survey or the Aggregation Report in Soil Data Viewer are determined by the aggregation method chosen. An aggregated rating class is shown for each map unit. The components listed for each map unit are only those that have the same rating class as listed for the map unit. The percent composition of each component in a particular map unit is presented to help the user better understand the percentage of each map unit that has the rating presented.

Other components with different ratings may be present in each map unit. The ratings for all components, regardless of the map unit aggregated rating, can be viewed by generating the equivalent report from the Soil Reports tab in Web Soil Survey or from the Soil Data Mart site. Onsite investigation may be needed to validate these interpretations and to confirm the identity of the soil on a given site.

Rating Options

Aggregation Method: Dominant Condition

Component Percent Cutoff: None Specified

Tie-break Rule: Higher