

Andy Julow
Executive Director
Lake Champlain Islands
Economic Development Corp.
PO Box 213
North Hero, VT 05474

December 10, 2024
Via Email

Dear Andy,

I am writing in support of the town's request that the proposed community wastewater project on the Lavin Property be listed as a priority project. The Town of South Hero has entered into a Purchase and Sale Agreement for 92 acres of land located on US Route 2 partly within the Village Zoning District.

This acquisition presents a unique opportunity to address the pressing need for a community wastewater treatment system to serve the South Hero Village area. The expansive nature of the property makes it an ideal location for such a facility, ensuring its capacity to meet the needs of our growing community. This land has direct frontage on US Route 2. This facilitates much easier distribution utilizing the US Route 2 right of way. This will allow us to serve properties along Route 2 without requiring private easements for distribution.

Beyond the immediate benefits of addressing our wastewater infrastructure, this land acquisition opens up exciting possibilities for future development. The property's strategic location and zoning designation allow for a mixed-use development that could include commercial spaces closer to US Route 2 and residential housing further back. Additional open space for conservation and recreational opportunities are also possible. These opportunities are consistent with the recently-approved Town Plan; Among other things, it includes the following provisions:

Page 8: Enable mixed use of residential, commercial developments to flourish in the town. Encourage commercial and small, light-industrial development within and adjacent to the designated Village Centers.

8: Encourage development in village core and village neighborhood area.
8: Evaluate making provision for a Town Center with adequate capacity to host Town Offices, recreation fields and other functions. Commercial enterprises in a public/private partnership, or just private, should also be included in the evaluation.

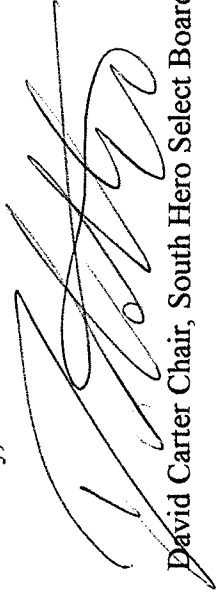
8. Support, encourage and inform the public about innovative solutions for safe sewage disposal.

30: Explore ways to increase the tax base without adding significant burdens on Town services, such as encourage light business growth in central locations.

- 31: Continue to support state-approved innovative solutions for safe sewage disposal for homes and businesses with wastewater challenges.
- 40. Support efforts to provide adequate infrastructure to support concentrated development in village areas, including community wastewater.

Such development could stimulate economic growth and provide much-needed housing options. By building within the Village Zoning District, we can take advantage of several benefits, including increased density by way of reduced setbacks, and lot sizes.

Sincerely,



David Carter Chair, South Hero Select Board