



MEMORANDUM NORTHFIELD 3RD BUSINESS AND INDUSTRIAL PARK

Date: **September 29, 2010**
To: **Jody Gunderson, EDA**
From: **Hoisington Koegler Group, Inc.**
Re: **September 23rd Open House Public Comment Summary**

The following is a summary of written public comments received concerning the draft master plans presented at the September 23rd Public Open House conducted in Northfield:

SOUTH SITE

Please include any comments, concerns, or considerations about the South Site Parcel Plan

1. Are the townhomes and corporate offices in any kind of walking distance or are they only designed for cars?

Please include any comments, concerns, or considerations about the South Site Open Space Plan

1. Need to infiltrate all or almost all stormwater to protect trout stream.
2. Parcels along north side of stream slope to stream – all infiltration needs to be on the parcels
3. Will the restoration along Heath and Spring Brook include trees and native grasses?

Please include any comments, concerns, or considerations about the South Site Circulation Plan

1. Will the yellow lines be paved trails or grassways? Not clear.

NORTH SITE

Please include any comments, concerns, or considerations about the North Site Parcel Plan

1. The initial concept sold to the community was “workforce housing”. Now we’re hearing “alumni housing” and “senior housing” – both on the far edge of Northfield! Seems more like bait and switch – not planning to put in industrial for many years, so no real workforce housing is in the plan.

2. Can't see seniors opting to live out there unless they really have medical problems.

Please include any comments, concerns, or considerations about the North Site Open Space Plan

Please include any comments, concerns, or considerations about the North Site Circulation Plan

In addition to the written comments received from the open house, the following is a summary of oral public comments and/or questions received concerning the draft master plans presented at the September 23rd Public Open House:

1. Concerns regarding the phasing strategies (North Site) including any form of housing in the early phases of development.
2. Concerns regarding the medium density housing being identified as either senior or alumni housing.
3. Workforce housing is preferred.
4. Concerns regarding retail in the plan
 - Early phases of development – not desired in early phases
 - Amount and type of retail – it shouldn't compete with downtown
 - Location near Hwy 19 – some don't like it so close to the highway
5. Question regarding stormwater management. Is it included in the master plan?
6. Question regarding the development program and absorption assumptions. Where did the assumptions come from? Were they part of the market report?
7. Comments on the nature of development. Why can't Northfield be more like the State of Vermont?