

Susan and Robert Butani

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VIA FIRST CLASS MAIL and ELECTRONIC MAIL: sgustin@burlingtonvt.gov

February 15, 2016

Burlington Design Advisory Board
149 Church Street
Burlington, Vermont 05401

Attention: Scott Gustin

Re: **Martha Lang / Wiltshire Properties, LLC / 16-0814CA/CU, 20 Fletcher Place
Design Advisory Board Meeting February 23, 2016**

Dear Members of the Design Advisory Board:

On February 12, 2016, we became aware that Martha Lang, through her company, Wiltshire Properties LLC, has requested approval to construct a triplex residential building on Fletcher Place purportedly to "... provide some much-needed residential units along the existing transit routes in the City" As we see it, there is a critical need in Burlington to provide more housing for working people and families, not for students. Ms. Lang's project does not address Burlington's housing need.

We are disappointed that Ms. Lang has chosen to bypass the NPA. Her appearance this past November was for a proposed project of a different type and location. It was not located on Fletcher Place and did not present the specter of increased noise, traffic and competition for parking to our Fletcher Place community.

Our initial concerns are focused on the increased traffic, parking competition and noise that Ms. Lang's triplex will generate. Currently, parking on Fletcher Place is limited to one side of the street. There are spaces for about 20 cars, one of which is for handicapped parking. To put this in perspective, Ms. Lang's current #20 Fletcher Place "single family" property houses at least 7 people. A majority of the occupants have cars exceeding the property's allotted 2 spaces.

We are very concerned about the increased traffic, competition for parking spaces and loud party noise that could arise as a result of Ms. Lang's current proposal. Ms. Lang's triplex appears to have 4 bedrooms per unit. Each bedroom has the potential of having two occupants. Thus, there reasonably could be 24 individuals living in Ms. Lang's triplex. Each of these tenants could have his or her own car. This is not inconceivable as it is probable that the majority of these occupants will be out of state undergraduate students.

In addition, what will become of the existing parking spaces on Ms. Lang's #128 and #132 Colchester Ave. rental properties? Will any of them be impacted by a lot line adjustment?

Will the number of parking spaces on these properties be reduced and, thereby, add to the parking problem on Fletcher Place?

Fletcher Place has many houses listed on the Vermont State Register of Historic Places. It is a small yet diverse and vibrant community. Additional housing on Fletcher Place could contribute to the current residential neighborhood and address Burlington's critical need for living space for working people and families. Examples of this can be seen by the conversion of #19 Fletcher Place to a triplex and the renovation of #37 Fletcher Place. The owners of these properties have provided pleasant and well-constructed rental units to working individuals who have brought stability and added to the sense of community of Fletcher Place. Ms. Lang's triplex is unlikely to make such a contribution. In fact, as proposed, Ms. Lang's triplex project could have a deleterious effect on the quality of life on Fletcher Place.

We appreciate your time and consideration of our concerns.

We request that our letter be posted on the Burlington Design Advisory Board's public website.

Thank you,



Susan Butani



Robert Butani

cc: William Hickok and Patricia Rooney
26 Fletcher Place

Edwin and Brenda Owre
43 Fletcher Place

Justin and Su Metcalfe
37 Fletcher Place

Dawn and Tom Edwards
19 Fletcher Place