



September 24, 2015

David White
Director of Planning & Zoning
City Hall
149 Church Street
Burlington, VT 0540

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DEPARTMENT OF
PLANNING & ZONING

Dear Mr. White,

On behalf of the Chittenden Solid Waste District, I would like to applaud the efforts of your office and the engaged community that are going into the South End Plan BVT process. The area is, indeed, at a crossroads and it is wise to start now to set the area up for success.

The District owns 3.78 acres of land at 195/201 Flynn Avenue, within the bounds of Plan BVT. As it now stands, the Plan maintains current zoning districts for our property with no residential development within the Enterprise-Light Manufacturing Zone south of Sears Lane. We would encourage those taking part in the planning process to maintain this limit on residential development into the foreseeable future. Zone stability will enable those of us who have invested in the area to continue pursuing plans for development.

In our case, we are negotiating with the City of Burlington to sell our Flynn Avenue properties to the city, with the provision that we can lease them back and develop a Drop-Off Center (DOC) at this location. This idea will allow us to vacate the cramped quarters at 339 Pine Street, where we are currently located, to expand the DOC into a full-service facility. This idea also gives the City of Burlington long term control of an E-LM zoned property which could be useful in many ways.

Thank you for taking these comments into consideration. Please don't hesitate to contact me if you would like further elaboration of our position on the zoning status of the Flynn Avenue enterprise, and residential zones.

Regards,

Paul Stabler
Chair, CSWD Board of Commissioners