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| **From:** | Cyndie Martel |
| **To:** | Cyndie Martel |
| **Subject:** | FW: The Rezoning of Four Branson Parcels-December 14, 2023 Ross Town Council Meeting-Agenda Item 13 |
| **Date:** | Tuesday, December 12, 2023 11:22:54 AM |

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**From:** William Curtiss <curtisslaw@comcast.net>
**Sent:** Tuesday, December 12, 2023 9:52 AM
**To:** CouncilAll <towncouncil@townofross.org>
**Subject:** The Rezoning of Four Branson Parcels-December 14, 2023 Ross Town Council Meeting-Agenda Item 13

We are a contiguous property owner to Branson School living at 7 Hillgirt Drive in Ross. We are not opposed to developing up to ten workforce housing units for Branson faculty and staff as long as they are adequately scattered throughout the parcels so as to not overly burdened any one group of neighbors. Instead our concern arises from the new proposed amendment allowing for up to 20 units per acre. As Branson comprises some 17 acres, the rezoned parcels would allow for up to 340 units. This is a pretty dramatic zoning change to allow for 10 units.

While all parties assure that the intent is only developing the ten units, making permanent zoning changes may lead to unintended consequences. A few years ago Branson was considering a move from its current campus and it could happen again. Branson could get top dollar for the four parcels if a developer could buy them and develop 340 condominiums. Could the Town stop such a development having rezoned the parcels? That should be researched by the Town attorney. As a retired lawyer, I fear the potential for protracted and expensive litigation.

While a quick rezoning appears to be the easy path to take, the Staff report does point to another approach involving further analysis: "…an analysis must demonstrate appropriate densities based on factors such as market demand, financial feasibility and development experience within identified zones…." Hopefully no rezoning is necessary or if needed could be drafted with a more modest approach than 20 units per acre. We urge the Council to fully explore alternatives to avoid the unintended consequences of such a dramatic rezoning of the four parcels. William ("Tony") Curtiss and Marta Osterloh