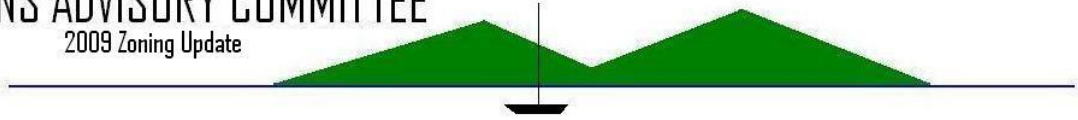


Ferrisburgh, VT
CITIZENS ADVISORY COMMITTEE
2009 Zoning Update



July 15, 2009

Planning Commission
Town of Ferrisburgh
PO Box 6
Ferrisburgh VT 05456

Re: July 2009 Survey of Route 7 Property Owners

Dear Members of the Planning Commission,

At the May 2009 Planning Commission hearing, the commission asked the Citizens Advisory Committee to review zoning issues related to the Route 7 corridor and report back at the July 15 meeting.

After considerable discussion, the advisory committee decided that the best place way to start a discussion about Route 7 would be to seek out input from those most affected by any potential changes to zoning districts along Route 7 -- i.e., the existing Route 7 property owners. We prepared a written survey of 10 questions designed to encourage a broad range of responses. We requested a list of mailing addresses from the Town Clerk's office for all of the property owners in Ferrisburgh bordering Route 7. In the interests of saving postage costs, addresses other than businesses or residences (such as government entities) were omitted from the mailing, but surveys were sent to the remainder of addresses on the list. (Mailing list is enclosed). The members of the advisory committee and other town volunteers then followed up with phone calls to encourage people to complete the questionnaire.

This approach proved to be very effective. We mailed out 122 questionnaires, and received 45 responses for a 36% return rate. This is exceptionally high for such a survey.

We have attached a summary of the survey responses by question. These include verbatim response from the questionnaires, typed out for legibility and grouped by similarities to make it easier to see general trends. We have also included copies of the surveys as received, as it is often helpful to see how an individual responded to multiple questions.

We hope this provides valuable input on community opinion about zoning issues related to the Route 7 corridor.

Sincerely,

Katherine E. Hill
Chair, Citizens Advisory Committee

1) What kinds of improvements, changes or development would you like to make on your Route 7 property over the next 5 to 10 years?

General themes of responses:

Some improvement / change / development	19
None, or just maintenance	12
Plan to sell	2
Don't know	2
Other	2
<u>(No answer or not applicable)</u>	<u>8</u>
TOTAL	45

Responses as written:

Hook up to municipal sewer and build a new 2-3 story office complex with multiple tenants
 Add boat storage building, sales building, showroom
 1. Add a service department behind my dealership @ 157 Monkton Rd. 2. I would like to be able to maintain the right of way in front of my property

Develop full
 See more commercial development, restaurants, stores, big stores
 Construct office/retail space separate from dwelling on less than 2 acres
 Anything we would like to do. We have a small business and need the flexibility to prosper.
 We would like to use it for retail or mixed use
 Possible residence & home occupation
 I want the option of putting on an addition
 Garage? None
 Install solar/wind power - enlarge water feature
 Landscaping, beautification, maintenance
 More landscaping
 Pave driveway, paint house, pave Rte 7 N+S
 Fence along front of property next to Route 7
 Sidewalks from the grange to the school
 No major changes or development. We may open an art gallery in the barn.
 I'd like to reduce the growth of trees & bushes

None (4 responses)
 No plans at present time
 Probably none
 None; my goal will be to maintain it in the beautiful condition that it has been and will be! I don't know what the State requires but whatever it is I am sure will not serve any good things for our dear Ferrisburgh - (see letter!)

Maintain what we have
 Our property is pretty highly developed so maintaining what we have is our goal
 Leave as is. However if I wanted to do something, I would like to be allowed the privilege.

Sell property or maybe start a business
 It will be for sale before then

Don't know
 It would depend a lot on the economy

No building that is left vacant should be left to decompose
 Need water line along Route 7

2) What zoning district is your property in?

A) Rural residential - 2	6
B) Residential/Agricultural - 5	12
C) Industrial - 2	1
D) Village	4
E) Highway Commercial - 2	11
F) Conservation - 25	2
G) <u>I Don't know</u>	<u>14</u>
TOTAL	49

(Note: Total exceeds 44 because some respondents have property in multiple districts)

3) What do you think the Route 7 corridor from the Vergennes/Waltham line to the Charlotte line will look like in 5 to 10 years?

A) The same as it does now	7
B) There will be more new development	36
<u>(No answer or not applicable)</u>	<u>2</u>
TOTAL	45

Comments:

General themes of comments:

10	Want growth / new development / more businesses
3	Want development to keep historic / traditional feel
3	Want things to remain the way they are now
2	Want neat and orderly, clean up existing properties
2	Development is limited by septic capacity
5	Other

Comments as written:

(There will be more new development) I hope
(There will be more new development) Hopefully!!
(There will be more new development) hopefully - I hope more businesses, so we do not have to make so many trips to Burlington or New York
(The same as it does now) Because too many people are against change and development - but we are not!
Growth is a positive sign of being a great place to work and live.
As time goes on, development will slowly move into Ferrisburgh as it has historically in the past. Ferrisburgh has done a good job so far. We need to keep up the good work. There are always going to be unforeseeables. Carry on!
I hope for a few more small businesses
There is some land in conservation so that won't change. The whole purpose of zoning plan & board is for intelligent growth to help with the tax burden & benefit its citizens.
Small businesses that are not franchises.
We are not against new developments.

Hoping it would retain most of its historic appeal
I hope to keep the small town, traditional village feel.
Hopefully new development will continue to be small scale and in character w/ existing village themes.

(The same as it does now) I hope it will! I pray it will!
I fear there will be new development, but that doesn't mean I want to see it.
I enjoy having open fields along corridor

Nice neat, business, well maintained
More important to clean-up & maintain existing buildings vs. new

If our municipalities should ever decide to extend sewer to this corridor I suspect you'll see some growth.
Otherwise I don't think its financially feasible.
Due to the limited septic capacity there will be very little new development Just upgrades to what is present

Owners of property should have more say into the use of their property, not state or town officials, or out of state lawyers or people just driving by.
Guess it is up to a new zoning law
Some changes.
Don't think it will change too much
None

4) Are there commercial or light industrial uses that you think are not appropriate along Route 7 in Ferrisburgh? (Light Industry is defined as a completely enclosed or screened manufacturing facility with no off-site visibility of stored materials or goods, and that has no off-site impacts)

General themes of responses:

31	In favor of commercial development
8	Not in favor of commercial development
27	In favor of light industrial
5	Not in favor of light industrial
6	(no comment)

Responses as written:

no limits or current rules ok

No (11 responses)
No; any development would be great for our area.
None that I can think of
Not at this time
Anything.
Anything - big or large - (Don't stand in the way of progress.)
It's Rt 7 it should be commercial, No limits
Again, development and commercial uses should be unlimited along Rt. 7 rather than along side roads creating sprawl.
They are definitely appropriate and that is where business should be! It should be along Rt. 7 rather than in the Countryside.
I think if they're set back from the road that you can work with the property owners to create an inviting appearance. I don't see or think of any uses that wouldn't be appropriate.
There are enough restrictions already
I'm sure there are some we haven't thought of but I think the town's conditional uses are pretty good.
The current rules are adequate.

appropriate uses

In home business; small-scale enterprises that blend with existing area. The cookie baker in No. Ferr. is good!
See #3 [I hope for a few more small businesses]
The last I knew - spot zoning is illegal no matter how angry you are. I believe there is light industrial & commercial in Ferrisburgh. It's there for growth.
Certainly a case by case situation, but I could envision a small industrial park.
Small supermarket strip mall should be allowable.
No, now, no one even looks twice at the propane plant. It's fine. And the town needs tax from thing like that - 4[?] - Job and to keep our taxes down.

inappropriate uses

[not appropriate:] Fast foods, truck stops, industrial plants, no McDonald's, Wendy's, Radio Shack, etc
Yes, the propane plant on Rt 7 in North Ferrisburgh, it should be dismantled "Now"
Fast food restaurants, adult entertainment
No Hooters + no porno video stores
We are a town not a city, we don't need a store front for a dollar store / Subway / car dealer / Radioshack
We're a "village" and need to keep that in mind. I know a truck stop would be horrible!
Nothing X rated (clubs)
Light industrial as long as it's enclosed/screened - OK. * Commercial - car sales, trucking/truck stop, → not appropriate.
I would not like to see chain stores or nationally known stores along Route 7. the use should be for local businesses that reflect our small town.
Business that is visually appealing would be a healthy addition. Please local ... not ... big box ... to fit rural character.
None
None; keep it the way it is or ruin it!!!
I would like commercial / industrial dev. to stay out of the "village" and remain on the outskirts of town.

commercial / industrial in general, including scale

Have no objection to commercial development

Some commercial to serve travelers is good. Light industry should be away from 7.

Commercial (2 responses)

Small, low density, in relative proportion w/existing structures & densities.

Anything commercial should be small, personally owned, and well maintained Keeping the look of a village in mind.

No large commercial type businesses.

Small scale only.

Is light pollution an "off site impact"? Large scale industry or commercial use is inappropriate.

Yes. Most/many of existing light commercial business are poor models for light commercial dev. (ex. Charlebois Bros., Ericksons Marine) as they are poorly maintained.

other

Yes, but each must be analyzed separately on its own merits

Would need to know what they were

5) What scale of commercial or light industrial development is appropriate along Route 7? ("scale" starts with size, but can refer density, size of buildings, lot coverage, amount of lots developed or redeveloped, or changes in zoning to allow commercial uses where they are not presently allowed)

General themes of responses:

- 8 Most any scale of commercial is appropriate
- 7 Prefer small/moderate scale
- 2 Allow higher density
- 1 No changes in zoning development
- 9 (no comment)

Responses as written:

any scale appropriate

Most any scale of commercial is appropriate as long as it is tastefully done

Any size, but neat & clean

Any scale, as long as it bring job & people to the area. We need it!

More than less I'm thinking. It's the main "drag" & ind. will need the traffic. If ppl don't want to live near it, move to the woods or lake, we have both!

All kinds up to major

Full scale

Anything - big or large - (Don't stand in the way of progress)

Same answer as #4 [there are enough restrictions already]. I also think every commercial application should be considered on its own merits.

prefer small/moderate scale

Small "mom + pop" run family business

Small commercial

Small commercial

Small scale w/ as little paved area as possible.

Bakery, antiques, small-mid-size restaurants, gifts/cards small clothing stores

A scale not to undermine what is currently there.

Should be moderate

density

There should be at least 1 district which allows multi family dwelling ((3) units) minimum acreage for each dwelling unit or primary use building should be 2/3 of an acre instead of 1 acre in the village district.

The dwellings can add to the mix of residential + low impact business diversity which is in keeping with the character of the Ferrisburgh area. All other districts are 2 acre per dwelling unit.

Considerably smaller area per unit, contingent on sewage disposal capacity, should be available through PRD, PUD

Lot coverage should still be considered

other

As more families have moved into town I would think more commercial business in town to hire more people from our town would be good -

If the size is beneficial to the people of Ferrisburgh it's - OK. If the size is beneficial to the owners only then - No

Changes in zoning. We need more commercial / sidewalks too!

There should be no changes in zoning development or redevelopment other lovely VT. areas have already been ruined by development and developers; I consider those persons obnoxious and greedy with little regard to residents

6) Should there be mixed uses along Route 7? (Mixed use is defined as being a lot or structure containing two or more uses.)

Yes	35
No	7
<u>(No answer or not applicable)</u>	<u>3</u>
TOTAL	45

Comments:

(from those saying Yes)

More options less sprawl

Mixed uses is a good idea. The number (2 or more) should be determined by septic capacity, parking, lot coverage etc. with a maximum of 2 to 3 uses. There is no negative this is how incubator business develops. (Local Businesses !) Added Value

2 acre/subdivision lots on left hand side of Route 7 across from town hall

An office attached to a residence.

There already is and they are fine.

If done in good taste.

Pending the use of each subject unit.

Property rights

Nearly all of the current uses are mixed.

Oppose idea of 24hr. / day businesses along route 7 corridor.

In order to survive (especially in this economy) all businesses need flexibility (to) thrive with changing customer demands. There should be no limits! Look @ the businesses we have.

I wouldn't want to rule out this option if it means we could develop more businesses. tax revenue for the Town.

In order to provide services to local people and visitors there needs to be a balance of all businesses.

Why restrict it? Be it a home and home business or two businesses in one building. All OK by me. Mall type would not offend me.

(from those saying No)

Counter productive to scale and aesthetic goals.

(from those with no answer)

I'm not sure of all the implications of 'mixed use' so I cannot answer.

I'm not sure how to answer this. My first reaction is 'no' but maybe 1 building for 2 purposes is better is better than 2 buildings.

7) Does building style and/or appearance matter to you?

Yes	34
No	11
<u>(No answer or not applicable)</u>	<u>0</u>
TOTAL	45

Comments:

(from those saying Yes)

Absolutely

Ferrisburgh has a look and feel that can easily be effected with a building or two.

Small signs are better.

I have maintained a home site and kept the buildings painted-vinyl covered, the lawns mowed and flowers visible. I believe all places should be neat and clean.—(see attached letter).

I'm not sure if you can force people to change the look of their existing buildings but any new structures or mixed uses can be under a design criteria.

Why yes.—we want route 7 to look nice.

Styles should be similar to those in neighborhood.

Tradition, Old Style or New England style – Cape Cod.

Should complement surrounding area.

Should blend in (not too outstanding).

Should continue to stay within the Town Plan.

That does not mean I'm against the look of Mc Donalds or a truck stop.

Should fit in with goals stated in Town Plan.

Distinctive area in keeping with classic New England Federal style differentiates Ferrisburgh from "Chittenden County" architectural morass.

I'd like to see some of our existing buildings cleaned up. I'd like our village to have eye appeal.

Barn type buildings are acceptable (Dakin Farms) not like Charlebois (junk cars.)

Example: GM would like me to put a building that belongs in Phoenix, Dallas. Miami, We must have rules/laws to prevent this look. *(respondent is a member of Denecker Chevrolet)*

Small scale traditional in keeping w/rural village/town feel

Only insofar as neat, safe, appearance

(from those saying No)

Not if they fit in respectably

People can choose their style and appearance

The property owner should be able to build any kind of structure they want. They are paying for it and will live with it.

But it would be nice to have rules and regs. In place to be sure it fits within the community

(from those with no answer)

A variety of appearances make for a more interesting area.

Within reason. Attractive, Neat, but not too many restrictions.

8) What types or size of signs do you think are appropriate for businesses on Rt 7? (Please cite examples of what you like or dislike.)

Responses by subject:

state / local regulations

Should adhere to state law

Legal VT limit

Any sign should be allowed that conforms to VT State Statute (which currently does not allow billboards.)

Anything else is the property owner's discretion.

I think a business owner should have the right to put up any type of sign that meets the VT signage law. I like lighted signs. As far as size I don't have much of a concern.

State already has enough restrictions on this matter

The size of signs is defined in the zoning laws already

Again, I think [regulated] by design criteria, since etc can be regulated by the town officials

size

I think they should be big enough so you don't have to get out of your car to read them. I think a lot of them are too small.

Not huge but clear and functional

Medium size – painted or attached to the building that can easily be read by passers-by; I do dislike large billboard type that are erected anywhere on the property. No giant billboards

For gas/convenience store the Vermont Energy Co is a good size. For industry, if jobs = size, then the bigger the better.

No bigger than the ones we already have

4'x8' (3 responses)

On P/T 4x4 – 4' wide x 8' long, made of wood

Anywhere around 32 square feet

lighting

small signs are ok, opposed to neon signs of any kind

No neon or 24 hour lighted. Small signs are OK – appropriate to rural setting like Ferrisburgh Bake Shop [which is] small, easily seen but not lighted

[Dislikes] Large neon signs. High signs. Signs with light there interferes with driving

Don't like signs with bright lights. Right now all Ferrisburgh signs are fine

liked / disliked

Like: Vt. Energy, Woodstock, VT Dislike: Rt 7 South in Middlebury, Rt 7 in Shelburne

1.Vt. Energy Co. 2. Marcotte & Sons 3. Marine Plus

Like: Vermont Energy Co. Comfort Hill Kennel Dislike: Mobil signs (gas in general)

Like the Town Office sign (2 responses)

Small size signs – like Vt. Energy, BC Motorsports

The Ferrisburgh Bake Shop has a nice sign – so does the Town Offices

Small like Ferrisburgh Bake Shop, Cookie Love, Dock Doctors

I think my Denecker sign is fine – big enough, low enough from ground and looks correct. Please no neon.

Small, wooden [likes] Ferrisburgh Bake Shop – Vt. Energy Co.

Like present signs

Should blend in with the area

A variety of appearances make for a more interesting area. Why would we want a cookie cutter type of sign ordinance?

Any kind if discreet, big golden arches, etc are those I dislike

I would like to see less "Junk" in or near the Rt 7 right of way and more tasteful, professionally made signs.

Peeling, decrepit Roadhouse plywood sign is an example of poor signage

others

Any

Any and all

None

N/A

(no response - 5)

9) What amount and types of exterior lighting should be allowed for businesses on Route 7 (Please cite examples of what you like or dislike)

General themes of responses:

Limit use of bright lights or amount of lit area	12
Provide lighting as needed for safety/security	7
Businesses well-lit, or lit as needed	6
No limits on lighting	5
Be considerate of neighbors	4
Do not blind drivers	4
Use downlights	2
<i>(many responses cover multiple topics)</i>	

Responses:

Amount = 1 sign, not multiple. Also, not bright, as specified above.
Lighting should illuminate only buildings and walkways
Moderate lighting is appropriate. I have no issues with any existing lighting
Security lights after closed business hours. No bright burning lights throughout the night
Light shown on signs only!
Lights that keep the light only in the area of the sign and not into the sky. Lights that do not pass the immediate area are appropriate.
No fluorescent! I wouldn't want the business to look like daytime at night.
Same as now, low intensity (2 responses)
No bright lights on tall poles. Down lighting so can't be seen from a distance
Moderate lighting, preferable off at night that doesn't contribute to night glow
Low intensity, soft white. No spot lights. No bright canopy lighting.
Lighting should be considerate to neighbors and neighboring businesses. Downward projected
Proper lighting to light parking area that does not disturb neighbors or traffic
I have no concerns with lighting. Attention would need to be focused on res. neighbors to avoid distracting lights.
I think everyone has the right to light their property for security purposes but you also have to make sure that your neighbor doesn't need to go to bed with sunglasses on. It should be regulated by the town and enforced.
No lights that glare on the main road
If there is a small business such as Yandow's Sales & Service, I would approve of reasonable yard lights for security; they should not be directed in any way to blind drivers on Rt 7
Safety lighting is OK
Enough lighting so that those who are working in dark hours are safe. Customers should also feel it is a safe environment. (The owners should be the one to decide.)
Safety of Motorists, property owners, and customers should be considered
Enough to prevent crime - there have already been car break-ins in town.
Any that company feels necessary
Different businesses need different lighting
Energy efficient but well-lighted
All businesses should be well lit to attract customers & [provide] security
Anything that the business owner needs to function and run/grow their business should be allowed.
Enough to suit the business
Laws on lighting? That is going a little far.
Any kind. I don't like really bright halogen type lighting but must be visible from Rt 7
Lighting is great, so whatever
Any type
Any
What is out there now is acceptable.
I think they did a beautiful job at the No Ferrisburgh Mobil
[Likes] Vermont Energy
[Likes] Ferrisburgh Bake Shop, Vt. Energy Co
The new parking area is fine – not obnoxious!
Streetlights = NO; Self-illuminated Lights = NO; Floodlight = OK; No Ferrisburgh Mobil = OK; Yandow's = NO
I have never liked the lights at our school. They are aimed in the wrong direction.
I do not favor the yellow sodium bulbs
Does not matter
(no response - 3)

10) How do you feel about national or regional chain or franchise business development in Ferrisburgh (as opposed to locally-developed businesses)

I am in favor of them	23
I am not in favor of them	19
<u>No response</u>	<u>3</u>
TOTAL	45

Comments:

(from those in favor)

As long as they are tastefully done. They serve the public.
In favor of both, as long as neat & well maintained
Like to see something, not sure what?
The sooner, the better!! Fast food, for those hot summer days!!
No big restaurant chains or retail stores (ex. Wal-Mart) - only in favor of regional businesses
Depends on type of Business
It could help retired people looking for extra income. And job starts for training for younger people (my view only)
In favor if they result in local jobs.
Franchises are local. Chains have consistent and predictable service and product and they hire locally.
We are fine with McDonald's, KFC or any other franchise. They will bring income to this town.
I am sure everyone has had a McDonalds - Burger King hamburger & liked it. It will be wonderful not to have to drive to another town. We are not all rich!!
As long as you & they work together I see no problem.
We have Aubuchons, Chevrolet, Mobil, CarQuest now and they work well.
They all need to employ local people, pay property taxes and grow our economy. No one is forced to eat food they don't like!
If they can help build our tax base without causing a disturbance to our community, I think there is a way to accommodate the needs of all parties
In today's economy we need big well known business to attract customers (not only local people). This not only brings in more customers, also provides more jobs and more tax dollars.

(from those not in favor)

I am opposed to any fast food est. such as Taco Bell, McDonalds etc. Portable concession stands are OK, as long as they are seasonal.
VT will always = small business we don't need a national chain "Hey we stopped in a great Olive Garden in Ferrisburgh" = No
Legally, I'm not for sure how the town can stop that kind of thing. I'd much rather see local but wouldn't we be discriminating against Burger King? Legal worded issue for Lawyers?
I feel that they are not acceptable - too large, too noisy, a place for hangouts + illegal behaviors. I do not want Ferrisburgh to look like a city - it is a town
Extractive chains tend to mine communities of wealth and contribute little to local economy.
Prefer mixed use, professional services (doctors, dentists, etc., small retail, small agri support businesses)
I am extremely not in favor of them! I'm opposed to chain food stores because the food is proven unhealthy. Why would we choose that over a locally sustained food store that also supports local agriculture. Also, having a fast food restaurant near a school is a terrible message to send to our children! Highly opposed!!!
I am not in favor of them!! Anything that our town offers should be special and unique, not like everywhere else U.S.A.
Would rather have locally owned businesses

(no response)

Some, but don't lose small-town feel.
I prefer locally developed businesses but am not opposed to chain/franchise business.

Other comments received, but not specifically directed to questions 1 through 10:

Comment - Please keep the government out of all possible decisions. Route 7 looks better than it has in 40 years
- Let people use common sense - ☺ Thank you

I think people, who complain or are against everything - are the people who do not want it unless it is in someone's else's back yard. Where was everyone when we had a development built in our backyard and took our view???

We need senior housing in this town. Also, why are we the only town, just about, that has no functions, except one a year at the fire station?? I can understand why there are so many "for sale" signs!!

Also, when they are worried about wild life, I think we are overrun with deer, coons, rabbits, skunks, chipmunks & fox. I can't grow a garden even with a fence!!

This is a very biased questionnaire and shouldn't be allowed. You are only trying to influence people negatively. It may backfire.

I am in favor of rebuilding a restaurant where the country kitchen was, but not a truck stop, gas station, or convenience store. I also am not in favor of such development at any other location in Ferrisburg.

Note: The propane plant, I believe was installed, not letting the property owners know about it. As we were not notified. It is releasing propane to the air as you can smell it all the time, also they burn off propane all the time.

Note, also, the company next to the propane company has started a gravel pit and is screening(?) top soil, during the day?

Note: The proposed gas station, truck stop & store & McDonald's for Ferrisburg, would be a great addition to Rt-7, it would give the other 2 Mobil & stores competition, as their gas & products are way over priced, go north or south and gas is always less money.

I tried to find out who are the self-appointed Advisory Committee. Is it a secret?

I have been a resident of Ferrisburgh for over 40 years and loved every minute. Still do!! please see attached letter of comments! thanks!

(attached)

Dear Friends: I do not seek any credits for what I have done; other than maintenance of the values I held dear. I am 85 years of age; a "D" Day veteran of World War II who landed Omaha beach during the first 8 hours of the invasion, with 1st. Infantry Div., saw thousands of our young men and women killed or wounded; was in on the liberation of Paris, 7 major campaigns and the Battle of the Bulge. I have been sniped at, bombed, ambushed and lived nearly 2 years under constant incoming artillery fire. I served overseas 27 months. I am one of the lucky ones!! Why do I tell you this? Simply to reinforce things I express to some degree on your form.

(1) I plan to maintain my property as stated; and hope to spend my final years in the place that I love. Some years ago I sat in on meetings to change the zoning of that area to commercial, we saw the danger in that and voted not to do it!

(3) I cannot see any way you can change the rt. 7 corridor without destroying much beautiful farm land; that would be shameful! I realize it is crowded, there is far too much truck traffic; put more on the rail! I would like to see rt 7 stay the same. It will spoil it if there are commercial establishments and over crowd it more.

(4) Perhaps some or all of you good folks have not been in the Florida area and seen the ruin created by "greedy Developers," I have no use for them!!! as I have seen acres of condos built, two and three hundred homes or higher priced; many people have been "sucked in," many go bankrupt and lose everything, the area cannot take care of sewer or water lines schools are being built in "rows," crime is uncontrollable, police cannot control most of people and it is hardly safe to walk on the streets, people are shot for no reason. My friends this is no fairy tale and traffic is just unreal, multiple lane roads cannot take care of it! I have seen it! all because people who plan and no doubt think they do something good do not think about the end results which come about in the future! Believe me, "Bigger is not better"!!! It will break my heart to see what I would have given my life to protect for you, go the way I have described. Ferrisburgh needs to stay a bedroom community for Burlington calm peaceful and beautiful basically the way it is! Please don't let it happen otherwise! Love, Richard F.(?) Dunn Sr.

228-073-10938	JACKSON KEVIN T	JACKSON AMBER S	1777 ROUTE 7	FERRISBURGH	VT	05456
228-073-10263	CHARLEBOIS RICHARD	CHARLEBOIS JESSIE	P.O. BOX 323	VERGENNES	VT	05491
228-073-11394	VT HOUSING & CONSERVATION BOARD		149 STATE STREET	MONTPELIER	VT	05602
228-073-11621	FERRISBURGH TOWN OF		PO BOX 6	FERRISBURGH	VT	05456
228-073-11383	VERMONT INDUSTRIAL PARKS		C/O CARARRA	NORTH CLARENDON	VT	05759
228-073-10295	STURTEVANT TODD	STURTEVANT LAURA A	156 WILD TURKEY LANE	VERGENNES	VT	05491
228-073-10953	DENECKER REAL ESTATE INVESTMENT I		14 NORTH MAIN STREET	VERGENNES	VT	05491
228-073-10766	H.V. 2005, INC.		123 ST. PAUL STREET	BURLINGTON	VT	05401
228-073-10029	AMERICAN LEGION POST 14		100 ARMORY LANE	VERGENNES	VT	05491
228-073-10460	F.I.C., LLC	C/O POMERLEAU REAL ESTATE	PO BOX 6	BURLINGTON	VT	05402
228-073-10461	F.I.C., LLC	C/O POMERLEAU REAL ESTATE	PO BOX 6	BURLINGTON	VT	05402
228-073-10505	JUST DO IT LLC		PO BOX 133	VERGENNES	VT	05491
228-073-11212	SISTERS & BROTHERS INV.		75 SOUTH WINOOSKI AVENUE	BURLINGTON	VT	05401
228-073-10006	ADDISON COUNTY EAGLES		37 NEW HAVEN ROAD	VERGENNES	VT	05491
228-073-11002	PALMER ELEANOR L/E		7027 ROUTE 7	NORTH FERRISBURGH	VT	05473
228-073-10708	JOLLEY ASSOCIATES		P.O. BOX 671	ST. ALBANS	VT	05478
228-073-10701	JIMMO ROBERT	JIMMO LUCY	P.O. BOX 87	NORTH FERRISBURGH	VT	05473
228-073-10636	REISFELD PETER A	REISFELD ERIN	6826 US ROUTE 7	N. FERRISBURGH	VT	05473
228-073-11229	SMITH RANDY	SMITH MELISSA	6808 ROUTE 7	NORTH FERRISBURGH	VT	05473
228-073-10556	FRANCSCHETTI MARK		889 BEAN ROAD	CHARLOTTE	VT	05445
228-073-10555	COGGER ERIKSEN, LLC		PO BOX 65	N FERRISBURGH	VT	05473
228-073-10314	COYLE JENNIFER		6700 ROUTE 7	NORTH FERRISBURGH	VT	05473
228-073-11615	MARCOTTE MARCEL	MARCOTTE DIANE	6680 ROUTE 7	NORTH FERRISBURGH	VT	05473
228-073-10849	DEVINE GRACE	MARCOTTE, MARCEL & DIANE	6680 ROUTE 7	N FERRISBURGH	VT	05473
228-073-11109	STEARNS CLARENCE		PO BOX 367	BRANDON	VT	07533
228-073-11011	PAQUETTE BARRY		PO BOX 152	NORTH FERRISBURGH	VT	05473
228-073-11439	AMBLO MARK A		5866 ROUTE 7	CHARLOTTE	VT	05445
228-073-11050	PICKETT MARJORIE		6582 ROUTE 7	N FERRISBURGH	VT	05473
228-073-10633	HINSDALE CLARK, III		173 STATE PARK ROAD	CHARLOTTE	VT	05445
228-073-10906	MILLER STEVEN	MILLER JAYNE	55 BEDFORD ROAD	VERGENNES	VT	05491
228-073-10907	MILLER STEVEN	MILLER JAYNE M	55 BEDFORD ROAD	VERGENNES	VT	05491
228-073-10956	MYERS DOROTHY		P.O. BOX 36	NORTH FERRISBURGH	VT	05473
228-073-10656	HUGO DAVID J.	BETTEN PAIGE E.	6437 ROUTE 7	NORTH FERRISBURGH	VT	05473
228-073-10861	MARTIN PAUL		6475 ROUTE 7	NORTH FERRISBURGH	VT	05473
228-073-10230	CAMERON DONALD	CAMERON GAIL	P.O. BOX 145	NORTH FERRISBURGH	VT	05473
228-073-10303	COSGROVE MICHAEL	COSGROVE HEATHER	6535 ROUTE 7	NORTH FERRISBURGH	VT	05473
228-073-11068	POIRIER JACK	POIRIER JUDY	844 NORTH GARFIELD AVENUE	DELAND	FL	32724-2911
228-073-10027	AMBLO BARBARA		5866 ETHAN ALLEN HIGHWAY	CHARLOTTE	VT	05445
228-073-11305	SUMNER JOEY	SUMNER CINDY	6645 ROUTE 7	NORTH FERRISBURGH	VT	05473
228-073-10164	PLOOF JOSEPH		PO BOX 131	N FERRISBURGH	VT	05473
228-073-10238	VERMONT COOKIE LOVE LLC		6915 ROUTE 7	N FERRISBURGH	VT	05473
228-073-10379	DEGRAAF JOHN, REVOCABLE TRUST	DEGRAAF ELISABETH, REVOCABLE TRU	602 BOTSFORD ROAD	FERRISBURGH	VT	05456
228-073-10215	BULL JOHN		619 DAKIN ROAD	FERRISBURGH	VT	05456
228-073-10737	KILBRIDE KIERAN		3795 ROUTE 7	FERRISBURGH	VT	05456
228-073-10039	STEARNS KATHLEEN		PO BOX 142	FERRISBURGH	VT	05456
228-073-10841	MAILLOUX ERNEST	MAILLOUX AMY	3811 ROUTE 7	FERRISBURGH	VT	05456
228-073-11231	LANGLAIS KEVIN J		3717 ROUTE 7	FERRISBURGH	VT	05456
228-073-11184	SESSIONS BESSIE		P.O. BOX 38	FERRISBURGH	VT	05456
228-073-10840	MAGOON MICHAEL	MAGOON MICHELLE	P.O. BOX 43	FERRISBURGH	VT	05456
228-073-10063	AMBLO JAMES E		5866 ETHAN ALLEN HIGHWAY	CHARLOTTE	VT	05445
228-073-11045	PHELAN RICHARD	PHELAN GLORIA-LEE	3512 ROUTE 7	FERRISBURGH	VT	05456
228-073-10082	BARRETT SANDRA, L/E		3428 ROUTE 7	FERRISBURGH	VT	05456
228-073-10092	WINNER STEVEN M		3394 ROUTE 7	FERRISBURGH	VT	05456
228-073-10814	GOLDRING LESLIE		3344 US ROUTE 7	FERRISBURGH	VT	05456
228-073-11564	FERRISBURGH UNITED METHODIST CH			FERRISBURGH	VT	05456
228-073-10634	DC BUILDERS & DEVELOPERS LLC		140 GREEN MEADOW LANE	N FERRISBURGH	VT	05473
228-073-10061	TREMBLAY STEPHEN		3433 ROUTE 7	FERRISBURGH	VT	05456
228-073-11300	STUCK WILLIAM	STUCK LUCIA	3467 ROUTE 7	FERRISBURGH	VT	05456
228-073-10725	KELLY CHRISTOPHER M.	CARPENTER LISA C.	3537 ROUTE 7	FERRISBURGH	VT	05456
228-073-10769	LALUMIERE BRIAN	LALUMIERE SUE	264 ROUND ROAD	FERRISBURGH	VT	05456
228-073-10705	JOHNSON CHARLES	JOHNSON BRENDA	P.O. BOX 34	NORTH FERRISBURGH	VT	05473
228-073-10711	REITZ WILLIAM H JR.	REITZ CATHERINE R	101 HENRY'S WAY	FERRISBURGH	VT	05456
228-073-10578	HAMELINE ERIKSON E	HAMELINE SUSAN E	700 ROUND BARN ROAD	FERRISBURGH	VT	05456
228-073-11051	PICOZZI DAVID	SILVEIRA JEAN	94 OLD ORCHARD WAY	FERRISBURGH	VT	05456
228-073-11083	PROVETTO ROSEMARY		23 HENRY'S WAY	FERRISBURGH	VT	05456
228-073-10563	GUTHRIE ROBERT J	SEKI TEIKO	640 ROUND BARN ROAD	FERRISBURGH	VT	05456
228-073-11555	FERRISBURGH VOLUNTEER FIRE DEPT			FERRISBURGH	VT	05456
228-073-10835	MACE WILLIAM		P.O. BOX 81	FERRISBURGH	VT	05456
228-073-11084	PROVOST DANIEL	PROVOST MARY	3235 ROUTE 7	FERRISBURGH	VT	05456
228-073-11213	SISTERS DONALD	SISTERS PATIENCE	P.O. BOX 62	FERRISBURGH	VT	05456
228-073-11539	TOWN OF FERRISBURGH			FERRISBURGH	VT	05456
228-073-10448	MASTERTSON DONNA	BENSON RICHARD & NANCY	3264 ROUTE 7	FERRISBURGH	VT	05456
228-073-10836	MACE WILLIAM	MACE JUDITH	P.O. BOX 81	FERRISBURGH	VT	05456
228-073-10570	ELLISON CELINE ET AL		3192 ROUTE 7	FERRISBURGH	VT	05456
228-073-10217	BURDICK GREGORY E	BURDICK SUSAN J	7 GREEN MEADOW ACRES	VERGENNES	VT	05491
228-073-10218	LLONA MARCOS	LLONA CLAUDIA	141 PINECREST DRIVE	SHELburne	VT	05482
228-073-10980	O'BRIEN JAMES	O'BRIEN LISA	2874 ROUTE 7	FERRISBURGH	VT	05456
228-073-11198	SHEIKH RAFI M.	SHEIKH HASAN	2956 ROUTE 7	FERRISBURGH	VT	05456
228-073-10829	LUSSIER MAURICE	LUSSIER MARY	3012 ROUTE 7	FERRISBURGH	VT	05456
228-073-10226	THIBAUT FARM PROPERTIES, LLC		1505 CARPENTER ROAD	CHARLOTTE	VT	05445
228-073-11138	CHAMBERLAIN, LLC		3114 US ROUTE 7	FERRISBURGH	VT	05456
228-073-10609	HAWKINS PAUL		P.O. BOX 26	FERRISBURGH	VT	05456
228-073-10602	HAWKINS CHESTER	HAWKINS CONNIE	P.O. BOX 1	FERRISBURGH	VT	05456
228-073-10842	MAILLOUX JEANETTE		P.O. BOX 21	FERRISBURGH	VT	05456
228-073-10259	APITHERAPY LLC	C/O TODD HARDIE	PO BOX 52	FERRISBURGH	VT	05456
228-073-10158	VERMONT ENERGY CO., LLC		2707 ROUTE 7	FERRISBURGH	VT	05456
228-073-10325	CREATIVE CARPENTRY, INC.		19 LITTLE OTTER LANE	FERRISBURGH	VT	05456
228-073-11152	RYAN DANIEL		2523 ROUTE 7	FERRISBURGH	VT	05456
228-073-10678	IRWIN'S TACK SHOP		P.O. BOX 140	FERRISBURGH	VT	05456
228-073-10719	WARNER HELEN J	WARNER ROBERT L	2445 ROUTE 7	FERRISBURGH	VT	05456

p_span	p_name1	p_name2	p_addr_a	p_city	p_state	p_zip
228-073-10859	MARTIN JEDDIE, IV	MARTIN PAMELA	7260 ROUTE 7	NORTH FERRISBURGH	VT	05473
228-073-10294	COMMO RONALD	COMMO LANA	7198 ROUTE 7	NORTH FERRISBURGH	VT	05473
228-073-10008	AGAN ANNE		P.O. BOX 72	NORTH FERRISBURGH	VT	05473
228-073-11459	YANDOW RICHARD SR.		7219 ROUTE 7	NORTH FERRISBURGH	VT	05473
228-073-11460	YANDOW RICHARD SR.	YANDOW PATRICIA	7219 ROUTE 7	NORTH FERRISBURGH	VT	05473
228-073-11287	VGS PROPANE	C/O HERITAGE PROPANE	P.O. BOX 6789	HELENA	MT	59804
228-073-10229	D H CAMERON PROPERTY LLC		C/O DONALD CAMERON	NORTH FERRISBURGH	VT	05473
228-073-11384	VERMONT, STATE OF		2 GOVERNOR AIKEN AVE.	MONTPELIER	VT	05
228-073-10475	FISHER RANDALL	FISHER ARLENE	P.O. BOX 311	SHELburnE	VT	05482
228-073-11059	PIERCE JOHN	PIERCE IRENE	862 QUAKER STREET	NORTH FERRISBURGH	VT	05473
228-073-10237	FOURNIER PROPERTIES LLC		139 MUD CREEK LANE	FERRISBURGH	VT	05456
228-073-11362	HART JAMES JOHN		PO BOX 222	NORTH FERRISBURGH	VT	05473
228-073-10959	MYERS MELBA, TRUSTEE	C/O TERRY RYAN	PO BOX 27	MIDDLEBURY	VT	05753
228-073-10709	CASE LESTER G SR	CASE MARION A	33 QUAKER STREET	FERRISBURGH	VT	05456
228-073-10270	MENARD LEIGHANNE		67 E STATE STREET #3	MONTPELIER	VT	05602
228-073-10269	ARMELL ANTHONY D		5653 ROUTE 7	FERRISBURGH	VT	05456
228-073-10261	CHAPUT VICTOR	CHAPUT LAURA	5617 ROUTE 7	FERRISBURGH	VT	05456
228-073-10434	DUNN RICHARD SR	DUNN RICHARD JR	27 ELM STREET	RANDOLPH	VT	05060-1005
228-073-10632	KNIPES JOSEPH F JR		5531 ROUTE 7	FERRISBURGH	VT	05456
228-073-11139	ROSSIER GLENN	ROSSIER KATHY	5220 ROUTE 7	FERRISBURGH	VT	05456
228-073-11566	GIROUX ROGER	GIROUX THERESA	5527 ROUTE 7	FERRISBURGH	VT	05456
228-073-10021	ALLEN TERRY	ALLEN DEBORAH	FERRISBURGH ARTISANS GUILD	FERRISBURGH	VT	05456
228-073-11132	ROSS BEVERLY, LIFE ESTATE		5217 ROUTE 7	FERRISBURGH	VT	05456
228-073-10726	KELLY JEAN		5089 ROUTE 7	FERRISBURGH	VT	05456
228-073-10974	NORTHON AGNES TRUST		5104 ROUTE 7	FERRISBURGH	VT	05456
228-073-10375	DECARLI BARRY	DECARLI DEBORAH	5070 ROUTE 7	FERRISBURGH	VT	05456
228-073-10961	BISSONNETTE VANESSA	JOHNSON PETER & PATRICIA	5014 ROUTE 7	FERRISBURGH	VT	05456
228-073-10946	MUNNETT ISABEL		4832 ROUTE 7	FERRISBURGH	VT	05456
228-073-10900	MERRIGAN DANIEL	MERRIGAN CAROLYN	2270 U. S. ROUTE 7	LESTER	VT	05733
228-073-10874	MCCARTHY THOMAS	MCCARTHY HEIDI	4712 ROUTE 7	FERRISBURGH	VT	05456
228-073-10586	HARRIS LILLIAN, L/E		PO BOX 32	FERRISBURGH	VT	05456
228-073-10820	MALANEY KRISTA L		65 LOVEN LANE	NORTH FERRISBURGH	VT	05473
228-073-10346	GREEN MOUNTAIN DIRECT LLC		5797 ROUTE 7	FERRISBURGH	VT	05456
228-073-10023	ALMEIDA STEVEN M		6088 ROUTE 7	FERRISBURGH	VT	05456
228-073-11428	WHITE JACK	WHITE BARBARA	4270 ROUTE 7	FERRISBURGH	VT	05456
228-073-11225	SMITH LOREN		4192 ROUTE 7	FERRISBURGH	VT	05456
228-073-10664	SMITH-HUNTER SUSAN		4234 ROUTE 7	FERRISBURGH	VT	05456
228-073-11129	ROBINSON MEMORIAL ASSOC.	ROKEBY MUSEUM	4334 ROUTE 7	FERRISBURGH	VT	05456
228-073-11043	PEYSER LOUISE SELINA		P.O. BOX 64	MONKTON	VT	05461
228-073-11374	VANDEWEERT TIMOTHY		3980 ROUTE 7	FERRISBURGH	VT	05456
228-073-10519	GEBO KENNETH	GEBO STACEY E.	4168 ROUTE 7	FERRISBURGH	VT	05456
228-073-10394	DEVINE JACK P.	LANGEWAY JUDY K	688 LITTLE CHICAGO ROAD	FERRISBURGH	VT	05456
228-073-10534	GIUSTO JUDITH		4263 ROUTE 7	FERRISBURGH	VT	05456
228-073-11490	BRISSON ALLAN H		MONKTON ROAD	VERGENNES	VT	05491
228-073-11373	VAN DEWEERT ALBERT	VANDEWEERT ADA	3890 ROUTE 7	FERRISBURGH	VT	05456
228-073-11113	RIDER WILLIAM		C/O JOANNE MULLIN	NORTH FERRISBURGH	VT	05473
228-073-10472	EMMELL ANDRE GEORGE	EMMELL MARGARET MARIE	2082 ROUTE 7	FERRISBURGH	VT	05456
228-073-11608	FIELD YVETTE E		2082 US ROUTE 7	FERRISBURGH	VT	05456
228-073-11565	ASSEMBLY OF GOD CHURCH			FERRISBURGH	VT	05456