

From: [Michael Miller](#)
To: [Alan Goldman](#); [Alyssa Schuren](#); [BL-Heney Realtors](#); [Sandra Vitzthum](#); [Joslyn Wilschek](#); [Christian Meyer](#); [voight@cvregion.com](#); [Act250 - Board](#)
Cc: [Marc Gwinn](#); [Jim Sheridan](#); [Ben Doyle](#); [Sal Alfano](#); [Pelin Kohn](#)
Subject: Re: FLU map comments to LURB From Alan Goldman
Date: Saturday, August 8, 2026 7:52:29 AM

You don't often get email from mmiller@montpelier-vt.org. [Learn why this is important](#)

EXTERNAL SENDER: Do not open attachments or click on links unless you recognize and trust the sender.

Good morning Christian and Act 250 board,

The City would support this correction to the map. The Planning Commission voted to include the "boney pasture" portion of Mr. Goldman's land but we did not accurately reflect the geographic extent of his request on our map. We would support including these areas into the Planned Growth Area for the reasons outlined by Mr. Goldman. These are areas supported by sewer and water and are abutting the existing growth center (within 1/2 mile).

Feel free to reach out to me if you have any additional questions about the city's position to this request. We would be happy to clarify.

Mike

Mike Miller, AICP CFM
Planning Director
City of Montpelier
(802) 262-6269

From: Alan Goldman <GoldieFun@msn.com>
Sent: Friday, August 7, 2026 4:18 PM
To: Michael Miller <MMiller@montpelier-vt.org>; Alyssa Schuren <alyssaschuren@gmail.com>; BL-Heney Realtors <tim@heneyrealtors.com>; Sandra Vitzthum <svitzthum@proton.me>; Joslyn Wilschek <joslyn@ilovt.net>; meyer@cvregion.com <meyer@cvregion.com>; voight@cvregion.com <voight@cvregion.com>; act250.board@vermont.gov <act250.board@vermont.gov>
Cc: Marc Gwinn <marcgwinn05602@gmail.com>; Jim Sheridan <jsheridan@montpelier-vt.org>; Ben Doyle <bdoyle@montpelier-vt.org>; Alan Goldman <goldiefun@msn.com>; Sal Alfano <salfano@montpelier-vt.org>; Pelin Kohn <pelinkohn@yahoo.com>
Subject: Re: FLU map comments to LURB From Alan Goldman

Dear Janet, Christian and Brian,

I hope this email finds you well.

I am reaching out before today's deadline to respectfully highlight an issue with the FLU map

submitted by the City of Montpelier concerning my parcel, known as Crestview or 1014 Terrace Street. Upon reviewing Mike's submission, you'll notice that item number 9 does not accurately reflect the narrative for my property—this appears to be an oversight and should be corrected as indicated above. These are the maps we used for our JO and come from the City's GIS program. My email below to the group provides further context regarding this mistake/matter.

Thank you for your attention to resolving this error.

Kind regards,
Alan Goldman

Dear Mike,

Thank you for taking the time to review this, especially on your day off. I've attached the maps that Joslyn and I used for our JO, which clearly illustrate the corrections that should have been made regarding the "boney pasture and all my buildings." These maps include my residence, the 10,000-square-foot barn, carriage house and all infrastructure—sewer and water—already available on site. However, the map you shared does not accurately represent these features. Specifically, it omits the boney pasture, which is essential for both connecting to Terrace Street and supporting future growth, my home, my carriage house, and my antique reverse truss 10,000 sf barn that I have restored accurately for years. All of these buildings have sewer and water and can be redivided back into multifamily buildings that we so badly need. I have spoken of them many times on record, and with Ben about my excitement of re-using the magnificent barn.

I want to emphasize that I have not made any changes to our original submissions. **I have never ever said or agreed to leave out the improvements on my parcel.** That would be silly with 4000 sf residential space blessed with five points of entry, ready to be subdivided back into mutli family units and to not use a historically correctly restored 10,000 sf barn for adaptive use. It appears the housing committee, acting as a three-person team, privately reviewed the city and my parcel and presented a plan that colored large parcels with a wash from Gallison Hiil to Town Hill and my land on Terrace street. Their idea was to encourage as much growth in the city as reasonably possible, which I agree with but have no say.

You may recall you believing that the line on Crestview marked the lot boundary; however, I have repeatedly clarified that it actually delineates the limit of our previous Act 250-approved disturbance area near the wetland—not the lot line.

The boney pasture with all my buildings, as discussed, remains a critical element that needs to be properly reflected on the map. I hope we can address these omissions in number 9 and ensure the map aligns with the agreed boundaries and the narrative sent to the CVRPC. Please look at the maps we created from the City's GIS that accurately shows what the PC and the Housing Committee agreed to and what Attorney Wilschek sent to Susan Baird.

Thank you again for your attention to this matter.

Kind regards,
Alan Goldman

From: Michael Miller <MMiller@montpelier-vt.org>

Sent: Friday, August 7, 2026 11:20 AM

To: Alan Goldman <GoldieFun@msn.com>; Alyssa Schuren <alyssaschuren@gmail.com>; BL-Heney Realtors <tim@heneyrealtors.com>; Sandra Vitzthum <svitzthum@proton.me>; Joslyn Wilschek <joslyn@ilovt.net>

Cc: Marc Gwinn <marcgwinn05602@gmail.com>; Jim Sheridan <jsheridan@montpelier-vt.org>

Subject: Re: FLU map comments to LURB

Hi Alan, What we are currently debating with the LURB is the preliminary map. There will be continued opportunities to amend this map over the next few months. There is no urgency to meet before Monday. Please let me know when you would like to meet (preferably Tuesday). We can come to a common understanding of what you want in the planned growth area. Then we can work with various folks to work that into the next map.

The span issue is not a thing. The assessor may "merge for tax purposes" but that does not merge your parcels. Unless you have filed deeds to merge them, you retain separate parcels which is better for you from an Act 250 purposes. If you go online to the assessor page you can see the tax maps or we can show them to you when we meet.

I really want to emphasis this. I am not working today. I am trying to be on vacation today. I will talk to you next week.

Mike

Mike Miller, AICP CFM
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From: Alan Goldman <GoldieFun@msn.com>

Sent: Friday, August 7, 2026 11:09 AM

To: Michael Miller <MMiller@montpelier-vt.org>; Alyssa Schuren <alyssaschuren@gmail.com>; BL-Heney Realtors <tim@heneyrealtors.com>; Sandra Vitzthum <svitzthum@proton.me>; Alan Goldman <goldiefun@msn.com>; Joslyn Wilschek <joslyn@ilovt.net>

Cc: Marc Gwinn <marcgwinn05602@gmail.com>; Jim Sheridan <jsheridan@montpelier-vt.org>

Subject: Re: FLU map comments to LURB

Hi Mike,

Thank you for your prompt response. I wanted to clarify that the boney pasture is missing from the map, which makes it inaccurate. While the span number issue is significant, the omission of the boney pasture is a pressing concern, as we had previously agreed it should be included. I have reached out to CVRPC several times but have not received any response. I believed we had resolved the issue regarding my home and barns, especially since my home is only three feet from Terrace Street and is the closest residence to it. Despite this, my property is still not shown in the growth center map as currently presented. As Sandy suggested, it is important that this correction be made by Monday.

I would greatly appreciate your immediate assistance with this matter.

Kind regards,

Alan

From: Michael Miller <MMiller@montpelier-vt.org>

Sent: Friday, August 7, 2026 10:00 AM

To: Alan Goldman <GoldieFun@msn.com>; Alyssa Schuren <alyssaschuren@gmail.com>; BL-Heney Realtors <tim@heneyrealtors.com>; Sandra Vitzthum <svitzthum@proton.me>

Cc: Marc Gwinn <marcgwinn05602@gmail.com>; Jim Sheridan <jsheridan@montpelier-vt.org>

Subject: Re: FLU map comments to LURB

Hi Alan,

We submitted our letter already but we will have other opportunities to request amendments when we get the document back. Did you get to sit down with CVRPC? I know they were trying to schedule a time with you. If you gave a description to them they may be working on adding it from their end.

The boney pasture of #9 is based on the description of the area that was included in the City Plan. You had wanted that area amended into the city plan's future land use map and you and I (and Nick) sat down to draw an outline of what (at the time) you described as the boney pasture. You agreed to that boundary at the time. You may be considering a larger area today, which is perfectly fine, but I chose this area because this was what was agreed to in the city plan map. We did not include the barn and house because that was not specifically requested (just the boney pasture was requested).

We still will have additional opportunities to make changes before the CVRPC adopts their plan this fall. If you want to sit down next week to look at an arial photo with Nick and me we can get a new boundary to consider adding once the preliminary maps are returned to CVRPC for final inclusion in the plan. I'm trying not to work on Fridays right now (including today) but let me know what might work for you next week. Tuesday and Thursday are best for me.

Thank you for you input and I hope we can get on the same page to make sure we can properly support your projects.

Mike

Mike Miller, AICP CFM
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From: Alan Goldman <GoldieFun@msn.com>

Sent: Thursday, August 6, 2026 9:19 PM

To: Michael Miller <mmiller@montpelier-vt.org>; Alyssa Schuren <alyssaschuren@gmail.com>; BL-Heney Realtors <tim@heneyrealtors.com>; Sandra Vitzthum <svitzthum@proton.me>

Cc: Alan Goldman <goldiefun@msn.com>; Marc Gwinn <marcgwinn05602@gmail.com>; Jim Sheridan <jsheridan@montpelier-vt.org>

Subject: Fw: FLU map comments to LURB

Hello everyone,

I noticed that on the map, Number 9 does not include my home, the barns, carriage house, or the 18 boney acres, which already have access to sewer and water. Could we please discuss how to update the map to accurately reflect what the PC agreed to, and what Mike's letter describes?

Thank you for your attention to this matter.

Wishing you all a wonderful summer ahead!
Alan

From: Alan Goldman <GoldieFun@msn.com>

Sent: Thursday, August 6, 2026 9:00 PM

To: Michael Miller <mmiller@montpelier-vt.org>

Cc: Alan Goldman <GoldieFun@msn.com>; Douglas Zorzi <doug.zorzi@gmail.com>

Subject: Fw: FLU map comments to LURB

Hi Mike,

Thank you for all your efforts and continued support. I wanted to bring to your attention that the map for Crestview/Joslyn Farm currently omits the boney pasture, which the Planning Commission agreed to include during the recent meeting. It's important that this section be added promptly to ensure the map accurately reflects the commission's decisions. Could you please share your thoughts on how best to address this amendment?

Wishing you a wonderful summer ahead!

Alan

From: Michael Miller <MMiller@montpelier-vt.org>

Sent: Thursday, August 6, 2026 3:52 PM

To: Alan Goldman <goldiefun@msn.com>; Doug Zorzi <doug.zorzi@gmail.com>

Subject: FLU map comments to LURB

Hi Alan and Doug, Apologies I have not been able to connect on your zoning map questions. I hope some of them were answered at the planning commission meeting last week.

I'm sending you a copy of our memo that was just sent to the LURB because the suggested changes directly impact properties you own. Please find the memo and associated map to see what the planning commission ultimately decided to submit. I'm hoping these are generally what you would hope for. We will have other opportunities to amend them in the future as they move from preliminary to final maps to be submitted this fall.

Congratulations on your JO. We received a copy as a statutory party. I think this would be a good result for you. We look forward to seeing the various projects advance.

Have a great rest of your summer.

Mike

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