

## Joe Colangelo

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**From:** Alex Weinhagen <hinesburgplanning@gmavt.net>  
**Sent:** Friday, December 13, 2013 1:48 PM  
**To:** Joe Colangelo  
**Subject:** Tom Ayer email

Joe,  
In case my email starts working again...

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Alex Weinhagen  
Director of Planning & Zoning, Town of Hinesburg [hinesburgplanning@gmavt.net](mailto:hinesburgplanning@gmavt.net) [www.hinesburg.org](http://www.hinesburg.org) - Planning/Zoning page  
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-----Original Message-----

From: Tom Ayer [<mailto:tayer@hinesburg.org>]  
Sent: Wednesday, December 11, 2013 12:41 PM  
To: Alex Weinhagen  
Subject: Rural

Hi Alex,  
Joe wanted me to touch base with you about a recommendation I have for amending the new rural zoning.

A couple of meetings ago I made a motion to install interim zoning, you can look up the exact motion in the our minutes from 11/18. The basic idea is that I would like to allow landowners to subdivide pieces of their property for the purpose of gifting that parcel to an immediate family member. These subdivisions would not effect the remaining density of the parcel beyond the size of the lot itself. In other words, if a gifted lot was 3 acres it would not require the set aside of the additional 7, 9, or 12 acres.

I feel as though this is a reasonable change. The ability to give a house lot to a child is something that has been done for generations. It keeps families on the land and basically supports the idea of affordable housing.

I am also not fond of the deadline that now in place. I am really not a fan of forcing people's hands, especially when it has the potential of costing thousands of dollars.

Feel free to contact me if you need clarification. I'm pretty sure some other SB members have issues as well but I will let them speak to you about those.

-Tom Ayer

Sent from my iPad=