

Exhibit F

Susan LaFontaine, Evergreen Dr. May 6, 2026 Commission Meeting

Regarding Commission agenda item # 18

Discussion - Public Noticing Requirements - Proposed Land Development Regulations (LDR) Text Amendment

Proposed Sec. 55-64. - For discussion purposes.pdf

(b) Noticing requirements for Town-initiated proposals to increase density, intensity, or height

For changes of land development regulations or comprehensive plan amendments that increase density, intensity or height, the Town Commission may hold a workshop on the proposed changes prior to any formal consideration by the Planning and Zoning Board or Town Commission. A notice of the workshop including a brief description of the proposed changes shall be mailed by regular mail to all property owners and tenants within 500 feet of the impacted zoning district or districts at least 14 days in advance of the date of the workshop, and posted on the Town's website. Applicant-initiated amendments shall follow these same procedures but the notice shall be sent by the applicant at the applicant's expense.

Some of the current proposed changes to these "Noticing Requirements" for developers look good to me.

My issue is with the proposed requirements for the Town, if IT is the entity that's proposing changes to the density, intensity or height allowed by our Land Development Zoning Regulations and/or the Comprehensive Plan.

The proposed language for this section says #1, that the Town Commission "MAY" hold a workshop. "May" means basically "good idea but Not required". Why not say "Shall"? which means "it's required". And #2, the proposed language says IF the Town Commission does hold a workshop related to these issues, they only need to notify properties within 500 feet of the affected zoning district. 500 feet is less than one town block. If this language was adopted, none of us living more than a block away from the downtown district would have been notified that the Town was considering a developer's proposal to build 16 story apartment complexes, with over four times the density, meaning over four times the # of apartments foreseen and allowed on each acre in the downtown district by the current Comprehensive Plan and Land Development Regulations.

Government of, by and for the people. How can that happen if you don't inform us all of proposed major town character changes, and give us opportunity, if not for true dialogue, at least to voice our opinions? Thank you.