

Bristol Town Administrator

From: Samantha Dunn <SDunn@evernorthus.org>
Sent: Thursday, April 1, 2021 4:34 PM
To: Bristol Town Administrator
Cc: Kevin Harper
Subject: Stoney Hill Residential - Density
Attachments: Density MOU w Town DRAFT 03302021.docx

Hi Valerie,

Per our last phone call I am attaching a DRAFT MOU between the Town and Evernorth regarding our agreement to work together to make the 20-unit development work on this parcel. The MOU lays out the three paths we discussed:

1. An easement for use of adjacent Town-owned land to be used in the density calculation (the Town needs to determine if this is legally possible);
2. An interim zoning bylaw that would provide an affordable housing density bonus in this district in the timeframe required for the project;
3. A lot line adjustment that would transfer ownership of the adjacent Town land required for the 20 unit density.

In terms of timeline, my main concern is being able to get an amended zoning permit as this will be required for us to move forward with amending the Act 250 permit. My guess is that Kris will not be able to issue that amended permit until we have a solution to the density question. We will be in front of funders on May 24th and it will be very helpful to have some version of this MOU signed if a solution has not been identified by that time. To keep the project moving forward I will need to have an amended Act 250 permit in hand by October— working backwards from there, we will need our amended zoning permit by sometime in July.

Please let me know what you think about the MOU and what I can do to support the Town in determining which of these is the best path forward.

Thanks!
 Samantha

Samantha Dunn
 Developer
Pronouns: she/her ([why?](#))

****Please note: Due to COVID19, I am working remotely. I am available via email and cell during normal business hours Monday through Thursday****

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Burlington, VT | Portland, ME



**Memorandum of Understanding
Between
Evernorth and the Town of Bristol**

The purpose of this Memorandum of Understanding is to confirm the mutual understanding of the parties with respect to the potential 20-unit, mixed-income, residential development at Stoney Hill in Bristol.

Evernorth, in partnership with Addison County Community Trust (ACCT), will acquire the 2-acre parcel (parcel 225037-01) on Firehouse Drive from Stoney Hill Properties. Evernorth and ACCT have adapted the previously approved residential development designed for this parcel to meet the needs of a mixed-income rental housing development which will allow for 20 units on the site. Given the current zoning requirements the parcel does not have the density required for 20 units.

On February 22, 2021 Evernorth, ACCT and Kevin Harper of Stoney Hill Properties presented the project to the Selectboard and made a request for a lot line adjustment with the adjacent Town-owned land that would provide the land required for a 20-unit development. The Selectboard moved to support the plan to include 20 units on the site with the details to be determined.

The Town of Bristol supports the project and wishes to work with Evernorth and ACCT to ensure that the proposed 20 units of housing can be constructed as proposed by pursuing one of the following three options:

1. An easement for use of adjacent Town-owned land to be used in the density calculation (the Town needs to determine if this is legally possible);
2. An interim zoning bylaw that would provide an affordable housing density bonus in this district in the timeframe required for the project;
3. A lot line adjustment that would transfer ownership of the adjacent Town land required for the 20-unit density.

Evernorth agrees to the following:

1. Any type of transfer would ensure the Town will have access to land transferred in perpetuity and the Bristol Trail Network trails are protected.

TOWN OF BRISTOL

By: _____

Date: _____

Name:

Title:

EVERNORTH

By: _____

Date: _____

Name: Kathy Beyer

Title: Senior Vice President for Real Estate