

Bayside Property Quick Facts

- *Approximately 14 acres*
- *470 Feet of Frontage on Lake Champlain*
- *Undeveloped*
- *Purchase Price \$1.1 million*
- *Zoned R-2*
- *Road Frontage on Blakely Road and East Lakeshore Drive*
- *Sandy Soils for Septic Capacity*
- *No wetlands, Rare Natural Sand Plains Area or other Road Blocks for Development*

Municipal Supporters

- Colchester Select Board
- Colchester Planning Commission
- Colchester Parks and Recreation Advisory Committee
- Colchester Community Center Committee

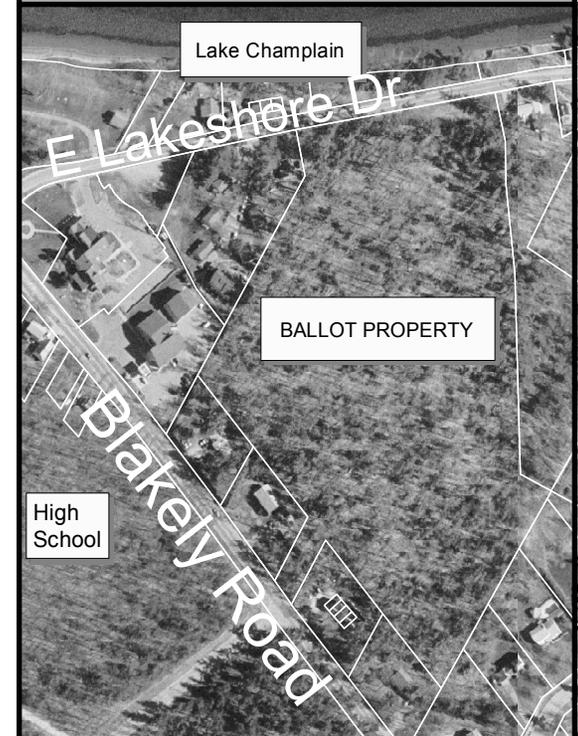
Paid for by the Friends of the Bayside Property

To: Colchester Resident

Friends of Bayside Property

Private Property or Public Use?

The Future is Now



**Vote "YES" on
Keeping it Public
Article 13**

March 2, 2004

Bayside Property History

In 2001, the Hazelett-Unsworth family offered the Town of Colchester the opportunity to purchase a 14 acre parcel of land with road frontage on Blakely Road and East Lakeshore Drive and 470 feet of lakeshore frontage. The property was appraised as high as \$2 million dollars and the Town agreed to pay \$1.1 million dollars for the property if approved. In 2003, the item was placed on the ballot for the voters of Colchester to decide. The item was defeated by 31 votes.

Several community members solicited the Colchester Select Board to put the item back on the ballot and provide more information on the project. The Select Board then tasked the Planning Commission with researching the community's interest in investing in the 14 acre parcel. The Select Board



View from neighboring Bayside Park.

asked the Commission to gauge the community support for purchasing the property. The Select Board also asked the commission to provide specific recommendations for the use of the land.

The Commission held a public forum on October 7, 2003 and prepared a list of recommended uses from input at the meeting and surveys. The most popular recommended use is a multi-generational community recreational center. On January 13, 2004, the Commission transferred their findings to the Select Board. The Select Board unanimously voted to place the item on the ballot in March 2004. One Select Board member was quoted as saying "This property should be saved for the future of Colchester"

How much will this raise my taxes?

The following table will show the average cost/per year over the lifespan of the 20 year bond:

<i>Tax on Home– Assessed</i>	<i>Average Cost/per year over 20 yrs.</i>
\$ 100,000	\$ 6.13
\$ 150,000	\$ 9.19
\$ 200,000	\$ 12.25
\$ 250,000	\$ 15.32
\$ 300,000	\$ 18.38
\$ 350,000	\$ 21.44
\$ 400,000	\$ 24.50

What is the future use of the property?

The Planning Commission held a series of public meetings to determine what the community would like to see on the property. The public responded that they would like to see the land used for public use. Suggestions ranged from a future home of a multi-generational community center, a hockey rink, a waterfront center and leaving it as open space. When a concept is formulated for the property there will be public meetings for residents input.

Who will determine the future?

The **voters** will determine what happens with the piece of land, if it is purchased by the Town. When a concept is developed there will be a series of public meetings to hear community feedback and then the decision will be ultimately voted on by the residents.

Why should we make this investment?

This is an investment for the legacy of Colchester. Can you imagine not having Bayside Park, Airport Park or the property the schools are on? These well known areas were purchased in the same manner and are irreplaceable pieces of the Colchester landscape. A key feature of this parcel is the proximity to the schools and this property gives the public access to the lake. Currently, Colchester has 27 miles of

lakeshore and only 4 public accesses. As the saying goes, they have stopped making land and this is an opportunity that will never occur again. Let's not look back in 10 years and wish the community had made a different decision.

What will happen to this property if the town does not vote YES?

The property owner has stated that it will be sold. Most likely a developer will purchase the property and build the maximum number of single family homes allowed on the parcel. There are many developers who would love the opportunity to purchase the land for \$1.1 million. This is your opportunity to invest in this land and keep it for public use. If a private owner purchases the property there will be no public access to the lake or public access to the land.

Who are the Friends of the Bayside Property?

The friends of the Bayside Property are a group of citizens who feel that this property is vital to the future of Colchester. They recognize this area as a key building block in the Bay area. The Bayside property has many key elements such as proximity to the schools, town offices, bike path and Bayside Park. This parcel opens the doors to many options that the residents can choose. If you are interested in becoming a Friend please call Maurice Germain or Senator Dick Mazza at the numbers below.

**Printing and Postage
Paid for the Friends of
the Bayside Property**

Principle Members:

**Maurice Germain
864-7595**

**Senator Richard Mazza
862-4065**

David Coates