

USVI - Bureau o... 3:12 PM 3/24/2025

Leia LaPlace named the meeting CCZP0003-25 virtual public hearing.

Thursday, March 6  
Yesterday  
Today

10:08 AM Meeting ended: 30m 10s

**Attendance**

10:09 AM Meeting started

read.ai meeting notes (Unverified) 10:48 AM

Edie added read.ai meeting notes to the meeting (recording enabled). View Privacy Policy: <https://www.read.ai/pp>. To opt out and delete this recording, click here: <https://app.read.ai/analytics/opt-out/01JQ499K845FWK92Y93K087TGF>

Isabelle Teare (Unverified) 11:06 AM

Good morning! How can we request the meeting recording?

11:08 AM Keshoi Samuel started recording to the cloud

Burnett- Smalls, Lynique (Unverified) 11:25 AM

LS How were the endangered species and environmental studies done? How was the test performed

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Burnett- Smalls, Lynique (Unverified) 11:25 AM

LS How were the endangered species and environmental studies done? How was the test performed

What is the price point for ICF compared to standard concrete?

Vernon Lake (Unverified) 11:29 AM

VL Please explain FEMA Flood Zone X

Burnett- Smalls, Lynique (Unverified) 11:29 AM

LS What about mold ?

Jeanene Swanson (External) 11:31 AM

JS The environmental study did assert that the parcels are tree boa habitat. Just because one was not found does not mean one does not live there. Please account for fact that not all land was surveyed and at only one time of day. And, how will you ensure appropriate clearing protocols will be enforced?

Susannah Lake (Unverified) 11:31 AM

SL I believe there were more than three stone walls/barriers in the area. Also, there is a graveyard present in the area. What is the

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ensure appropriate clearing protocols will be enforced?

Susannah Lake (Unverified) 11:31 AM  
I believe there were more than three stone walls/barriers in the area. Also, there is a graveyard present in the area. What is the plan for protecting this area?

Jeanene Swanson (External) 11:33 AM  
How physically will and can Gooseberry be used as access? During construction or after, that road is nearly impassable by large vehicles due to the narrowness, hairpin turns, and durability.

Burnett- Smalls, Lynique (Unverified) 11:33 AM  
Any play areas for children?

Vernon Lake (Unverified) 11:34 AM  
Gooseberry Lane is prone to flooding. As proposed access point how will homes that are presently in this area be protected?

Brian (Unverified) 11:34 AM  
I agree, has there been a traffic impact study for that many people?

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Vernon Lake (Unverified) 11:34 AM  
Gooseberry Lane is prone to flooding. As proposed access point how will homes that are presently in this area be protected?

Brian (Unverified) 11:34 AM  
I agree, has there been a traffic impact study for that many people?

Jeanene Swanson (External) 11:35 AM  
No congestion or pollution studies have been conducted. Please account.

Jason Budsan (Unverified) 11:35 AM  
Good morning, if it hasn't been discussed already, please describe how the egress entry points at the Rosendahl road and Gooseberry lane will be addressed for a smooth flow of traffic? Thank you for addressing the storm water and storage issues and for replanting native trees and plants.

Leonicia Percival-Mayberry (Unverified) 11:36 AM  
What research was done to identify and protect (1) the well that is located on the land, (2) the current flooding of the gully and the gutters on Rosendahl Drive and (3) the protection /impact of increase traffic to the current area?

darren (Unverified) 11:36 AM  
Will Gooseberry Road be widened as part of this development starting from Skyline to project entrance?

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and the gutters on Rosendahl Drive and (3) the protection /impact of increase traffic to the current area?

darren (Unverified) 11:36 AM  
Will Gooseberry Road be widened as part of this development starting from Skyline to project entrance?

Brian (Unverified) 11:36 AM  
What about waste water run off from vehicles, oil gasoline? Other pollutants.

Leonica Percival-Mayberry (Unverified) 11:37 AM  
are these storage tanks above or below ground?

Jeanene Swanson (External) 11:38 AM  
Have you effectively and accurately accounted for top soil removal and how this will impact the sewage treatment installation and maintenance of the underground shallow buried pipes?

Michael Raimer (Unverified) 11:38 AM  
They haven't done the research yet.

Jeanene Swanson (External) 11:30 AM

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Jeanene Swanson (External) 11:39 AM  
Slopes on this land range from 40–70%, according to the environmental report. How will residents be sure that not only their paved roads and garden areas won't be washed away or temporarily flooded—but that the flat roofs won't collect water and impact the structural integrity? This is a wet part of the island; when it rains, we see water immediately flooding and running down the sides of the roads, collecting in our yard's grasses, and standing on any flat surface, drawing mosquitoes. We are constantly battling mold. Have these been considered?

Brian (Unverified) 11:39 AM  
I know you mentioned the possibility of solar, that may or may not happen, we already have rolling blackouts. How will you address this if they solar panels do not happen?

Ajoni Stapleton (Unverified) 11:40 AM  
What about parking and if someone had a broken down vehicle on the road? You mentioned there would be an HOA. Is there any oversight to enforce the rules?

Brian (Unverified) 11:40 AM  
Do you have an exact building location map? This has not been disclosed.

Jeanene Swanson (External) 11:41 AM  
No studies were done on the effect of increased congestion to the community roads both during and after construction. How

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B Do you have an exact building location map? This has not been disclosed.

Jeanene Swanson (External) 11:41 AM

JS No studies were done on the effect of increased congestion to the community roads both during and after construction. How will 80 new units keep their cisterns full with massive water truck deliveries coming into and out of Magens and Rosendahl Roads on a regular basis?

Ajoni Stapleton (Unverified) 11:41 AM

AS In addition to the HOA is there specifically anything else being done to maintain property values?

Oliver Niles (External) 11:41 AM

ON on the environment, how will you ensure sustaining the protection of the environment, and how will you provide protection and support during storms and hurricanes

Brian (Unverified) 11:41 AM

B What happens if you don't finish the project? There are multiple unfinished projects all over St. Thomas.

MR (Unverified) 11:42 AM

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B What happens if you don't finish the project? There are multiple unfinished projects all over St. Thomas.

MR (Unverified) 11:42 AM

M How will waste water be monitored? Could you provide examples of where on the island this septic method has been used, along with the historical efficacy? What is in place to address increased traffic?

Michael Raimer (Unverified) 11:42 AM

MR Their speech is heavily fragmented. This is an indication that they're not really sure how they are going to solve these problems.

Jeanene Swanson (External) 11:42 AM

JS No studies were done on the effect of increased pollution (noise from construction and after construction, light pollution after construction, exhaust fumes and noise from generators when WAPA goes out). What studies can show possible negative effects from increased pollution of a PAD being constructed and maintained in a low-density residential area?

Leonica Percival-Mayberry (Unverified) 11:43 AM

LP What is the asking cost of each home?

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Leonilda (Unverified) 11:44 AM  
 Why not have some 2 bed 2 bath single family units?  
 🔥

Brian (Unverified) 11:44 AM  
 Planned Developments are rare for a reason. They change the area forever.  
 🔥 2

Burnett- Smalls, Lynique (Unverified) 11:44 AM  
 Who is investing/funding this project?  
 🔥 3

Brian (Unverified) 11:45 AM  
 Are there any governmental incentives?  
 🔥 2

Oliver Niles (External) 11:45 AM  
 Can you ensure their will not be a negative impact on water drainage, pollution, wild life etc.  
 🔥

Gabrielle (Unverified) 11:46 AM  
 What measures will be in place to ensure these units remain accessible to local residents and do not become investment properties for stateside buyers looking to flip them into short-term rentals? Without safeguards, this could contribute to the

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Gabrielle (Unverified) 11:46 AM  
 What measures will be in place to ensure these units remain accessible to local residents and do not become investment properties for stateside buyers looking to flip them into short-term rentals? Without safeguards, this could contribute to the very housing challenges the project aims to alleviate.  
 🔥 2

darren (Unverified) 11:47 AM  
 There is a lot of wind in the background that's impacting the presenter's communication  
 🔥

George Miller (External) 11:47 AM  

- Any underground utilities
- Any Solar
- Any Fitness Center
- Any Meeting Rooms
- How long will construction take place – start to finish

 🔥

Troy Dowdy (External) 11:47 AM  
 Is the proposed road esement splitting the Raimer Family Cemetery and Raimer Ancestral Tamarind tree 🌳 ?  
 🇺🇸 🇻🇮 🇵🇷

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Microsoft Teams chat window showing a conversation about road esement and flooding. The chat includes messages from Troy Dowdy (External), Michael Raimer (Unverified), MR (Unverified), Oliver Niles (External), and Ajoni Stapleton (Unverified). The chat interface includes a search bar, a left sidebar with navigation icons, and a bottom taskbar showing the system tray with the date 3/24/2025 and time 3:15 PM.

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Troy Dowdy (External) 11:47 AM

Is the proposed road esement splitting the Raimer Family Cemetery and Raimer Ancestral Tamarind tree ?

Michael Raimer (Unverified) 11:48 AM

Yes.

MR (Unverified) 11:48 AM

Rosendahl Drive is prone to flooding. The current public works project at this location is incomplete. Who (specify name pls of contractor) will be handling the guts that run through this property to Rosendahl road?

Oliver Niles (External) 11:48 AM

How can we obtain, request diagrams of all reports and studies done on this project

Ajoni Stapleton (Unverified) 11:49 AM

What is the projected average sale price for each style of house options?

Troy Dowdy (External) 11:49 AM

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Microsoft Teams chat window showing a conversation about projected average sale price and increased population. The chat includes messages from Ajoni Stapleton (Unverified), Troy Dowdy (External), Brian (Unverified), Vernon Lake (Unverified), Kalaria Louis, and Susannah Lake (Unverified). The chat interface includes a search bar, a left sidebar with navigation icons, and a bottom taskbar showing the system tray with the date 3/24/2025 and time 3:15 PM.

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Ajoni Stapleton (Unverified) 11:49 AM

What is the projected average sale price for each style of house options?

Troy Dowdy (External) 11:49 AM

What is the increased population for the area? Traffic cars, etc?

Brian (Unverified) 11:49 AM

There are a lot of other houses around this valley.

Vernon Lake (Unverified) 11:49 AM

Is there a plan in place to prevent outside buyers/investers from purchasing multiple units and using them as air bnb properties or rentals?

Kalaria Louis 11:50 AM

Will locals that actually want to live in the homes/units get priority to ensure they aren't being bought just to be airbnbs/short term rentals?

Susannah Lake (Unverified) 11:50 AM

During Hurricane Marilyn the amount of water that came down the hill, washed way 3-4ft of dirt from the house and had to be refilled. With hurricanes Erma and Maria, the situation was worse. Entrance was blocked with the amount of water and dirt

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Susannah Lake (Unverified) 11:50 AM

SL During Hurricane Marilyn the amount of water that came down the hill, washed way 3-4ft of dirt from the house and had to be refilled. With hurricanes Erma and Maria, the situation was worse. Entrance was blocked with the amount of water and dirt that came down the hill. This project will probably present more of a problem not just for our property but also to those below. The gut that runs west of our property has encroached more and continues to erode the soil. When these units are completed that will mean more water coming down from the east side and doing more damage

2

Jeanene Swanson (External) 11:50 AM

JS Please explain how Gooseberry can possibly be used as a construction and/or high density access point?

2

Tyler Niles (Unverified) 11:50 AM

TN If there is phase 1 construction starting in April, I'm questioning the schedule since a lot of the research is not thoroughly done yet. 1. Will there been set # of town hall to see design development before demotion, site construction, and development? The schedule is not giving enough feedback time from the community and for revision. 2. The community space is great with gardens and public spaces but not enough information how they might be maintained and where it would be located in conjunction to the private spaces 3. Where is the plans? Diagrams? Sections especially showing the storm water life cycles? 4. Are any of these spaces accommodating for ADA and any individuals with disabilities?

2

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MR (Unverified) 11:50 AM

M To the south is 4H, with a residence and a functioning water well. As well as the Raimer family cemetery.

2

Michael Raimer (Unverified) 11:51 AM

MR They didn't seem concerned about that because it would cost more to cut an access road from Skyline Drive or a road that is right up the road from the cemetery. He is more concerned about what it's going to cost him.

4

Troy Dowdy (External) 11:53 AM

TD Was other road Easement researched other than going thru Cemetery and Tamarind? This is a major issue, in my opinion

2

MR (Unverified) 11:54 AM

M The rubble wall is a remnant from the garden and farming done by the Raimer ancestral family members

2

Michael Raimer (Unverified) 11:54 AM

MR This is definitely a major issue.

Khali Alarefi (Unverified) 11:54 AM

KA What's the plan to manage sewage?

2

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Microsoft Teams chat window showing a conversation about property access and water runoff. The chat includes messages from Oliver Niles, Susannah Lake, Jeanene Swanson, and Michael Raimer. A search bar at the top contains "Search (Ctrl+E)". The bottom status bar shows 86°F Sunny and 3:16 PM on 3/24/2025.

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Oliver Niles (External) 11:54 AM  
How will residents access this property? and what will be the impact on surrounding residents and the properties located at lower elevations

Susannah Lake (Unverified) 11:55 AM  
I'm already getting water coming down to us from the south, from the west, and from south west. That means I'll be getting more from the west.

Jeanene Swanson (External) 11:55 AM  
I may stand corrected, but I have doubts as to if the environmental study was done more than one time of day, and if it covered the entire acreage. I also read that they noted that while they did not find a boa, that does not conclude that they don't live there. The VI tree boa is protected under the Endangered Species Act.

Oliver Niles (External) 11:55 AM  
How can we be sure the water run off won't impact the cemetery and properties below.

Michael Raimer (Unverified) 11:56 AM  
This developer isn't concerned about that. He made it clear that his concern was the most cost-effective way. And, that meant

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Microsoft Teams chat window showing a continuation of the conversation. The chat includes messages from Michael Raimer, Vernon Lake, and a photo of Rosendahl Road during Ernesto. A search bar at the top contains "Search (Ctrl+E)". The bottom status bar shows 86°F Sunny and 3:16 PM on 3/24/2025.

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ON | How can we be sure the water run off won't impact the cemetery and properties below.

Michael Raimer (Unverified) 11:56 AM  
This developer isn't concerned about that. He made it clear that his concern was the most cost-effective way. And, that meant cutting an access road right along side the Tamarind tree.

Vernon Lake (Unverified) 11:56 AM  
In light of Michael's concern...Is there a governing body that oversees development that will halt development if historical artifacts are discovered that weren't found during assessment?

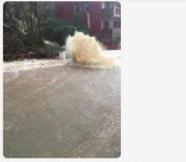
MR (Unverified) 11:56 AM  
  
Rosendahl Road during Ernesto

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M O 

Rosendahl Road during Ernesto

Leonilda (Unverified) 11:56 AM

What is the cost of the three types of units? Why no 2 bedrooms 2baths units being constructed/proposed? Are any units ADA accessible!

Jozette Walker 11:57 AM

Unknown User 3/24/2025 11:56 AM  
In light of Michael's concern...Is there a governing body that oversees development that will halt development if historical artifacts are...

Our DPNR State Historic Preservation Office oversees the discovery of any historical sites and/or artifacts

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Jeanene Swanson (External) 11:57 AM

How can you widen Gooseberry, without infringing on parcels that you don't own?

TN O 

Do you have any diagrams like this? So we can see the topography

MR (Unverified) 11:57 AM

The assessment needs to include a site visit WHEN IT'S RAINING

Michael Raimer (Unverified) 11:58 AM

There is an alternative route; and I explained this to him, but he wasn't interested because he would have to deal with the

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Microsoft Teams chat window showing a conversation about site visits and alternative routes. The chat includes messages from Michael Raimer, Brian, Oliver Niles, Hannah Lake, and Sandra Price Blyden. The chat interface includes a search bar, a 'Join' button, and a 'Close' button. The system tray shows the date and time as 3:17 PM on 3/24/2025.

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M O The assessment needs to include a site visit WHEN IT'S RAINING  
👍 2

Michael Raimer (Unverified) 11:58 AM

MR O There is an alternative route; and I explained this to him, but he wasn't interested because he would have to deal with the people who use this alternative road to get to their homes.  
👍

Brian (Unverified) 11:58 AM

B O Can these plans be made available to the participants today?  
👍

What about the noise for all the neighbors? How many years will this be under construction?  
👍

Oliver Niles (External) 12:01 PM

ON O Still have questions on Air Pollution, Garbage disposal, noise, sewage, and traffic congestion.  
👍

Hannah Lake (External) 12:01 PM

HL O What is this alternate route that was mentioned?  
👍

Sandra Price Blyden (Unverified) 12:01 PM

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Microsoft Teams chat window showing a conversation about tree boas and housing. The chat includes messages from Hannah Lake, Sandra Price Blyden, Jeanene Swanson, Gabrielle, and Brian. The chat interface includes a search bar, a 'Join' button, and a 'Close' button. The system tray shows the date and time as 3:17 PM on 3/24/2025.

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Hannah Lake (External) 12:01 PM

HL O What is this alternate route that was mentioned?  
👍

Sandra Price Blyden (Unverified) 12:01 PM

SB O The tree boa is protected. I saw one when I bought my property in RedHook 17 years ago. Currently, people are building like crazy in my neighborhood. This is exactly where VI Fish and Wildlife says you can definitely find tree boas. I am not sure why people would be able to build in my area and not in the project's area in St Joseph and Rosendahl  
👍 2

Jeanene Swanson (External) 12:02 PM

JS O Have you actually secured 3rd party (VI govt) buyin? Why would a construction schedule be being discussed when "affordable" housing promise is still only a hope on the developer's part?  
👍

Gabrielle (Unverified) 12:02 PM

G O Will both access points be open during phase 1? If not, how will you mitigate traffic concerns on Gooseberry Lane since it will be handling all construction and resident traffic?  
👍

Brian (Unverified) 12:03 PM

B O Traffic is a major concern.  
👍

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Jeanene Swanson (External) 12:04 PM  
 JS What if those conversations with VI govt funding do not pan out? Will you start construction anyway—and, with already-secured private financing? (Multiple questions)

Michael Raimer (Unverified) 12:04 PM  
 MR This will definitely have an adverse effect on the well that my family uses. The runoff from the wastes and sewage will have a catastrophic effect on our water from the well that we use.

Leonida (Unverified) 12:04 PM  
 L Community needs to know the price range of these units. What safeguards are in place for local residents to purchase?

Jozette Walker 12:04 PM  
 Concerns surrounding development plans, construction, and permitting will fall under the Division of Building Permits which is not the focus of today's discussion

Leonica Percival-Mayberry (Unverified) 12:05 PM  
 LP So if Gooseberry Lane allows you current access with minor interruption to your development, why do you need to access plot No4 off of Rosendahl Rd?

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Brian (Unverified) 12:06 PM  
 B Are all the units ADA compliant?

Daniel Raimer (Unverified) 12:07 PM  
 DR They mentioned that there would be walking trails where would those walking trails be running through.

Leonica Percival-Mayberry (Unverified) 12:07 PM  
 LP How is it "Handicap Accessable" when all the units are 2-Story?

Ajoni Stapleton (Unverified) 12:07 PM  
 AS Since these are new houses are there any warranties being offer with the sale of the house? If so how long are the warranties?

Jeanene Swanson (External) 12:07 PM  
 JS How will residents off Gooseberry get past construction vehicles, as it is a one way road now. What is the slope of the road off, going down the hill? Concerns around that road taking heavy traffice as well.

Burnett- Smalls, Lynique (Unverified) 12:08 PM

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JS How will residents off Gooseberry get past construction vehicles, as it is a one way road now. What is the slope of the road off, going down the hill? Concerns around that road taking heavy traffic as well.

Burnett- Smalls, Lynique (Unverified) 12:08 PM

LS How are you getting your material to build? Is it locally sourced or shipped? How are you sourcing your materials for construction? Are they locally sourced or shipped from elsewhere?

John Neptune (Unverified) 12:08 PM

JN How do we request a recording?

Sue (Unverified) 12:09 PM

S Will electric lines be buried underground rather than having poles?

Oliver Niles (External) 12:09 PM

ON WHO's Funding This Project?

Tyler Niles (Unverified) 12:11 PM

TN ICF is only one of many sustainable and high insulated material. What about the roof? What about the airflow? Moisture

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ON WHO's Funding This Project?

Tyler Niles (Unverified) 12:11 PM

TN ICF is only one of many sustainable and high insulated material. What about the roof? What about the airflow? Moisture control?

Jeanene Swanson (External) 12:11 PM

JS Flood zone is not as important as storm water drainage and runoff into lower lying areas. Please address.

Shenae Bradshaw (External) 12:11 PM

SB Will these homes be open to veterans or seniors purchasing?

Renesha (Unverified) 12:12 PM

R Is ICF eligible for home insurance coverage in the US Virgin Island?

Betty (Unverified) 12:12 PM

B How far away from current homeowner will these homes going to be and are you using road cue entry being used in Rosendahl?

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Microsoft Teams chat window showing a conversation about property access and mold concerns. The chat includes messages from isidora pharaoh (Guest), Jeanene Swanson (External), Michael Raimer (Unverified), Susannah Lake (Unverified), and Isabelle Teare (Unverified). The system tray shows 86°F Sunny and 3:18 PM on 3/24/2025.

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isidora pharaoh (Guest) (Unverified) 12:13 PM  
The access goes through my property. What provision is being made to avoid flooding to my property, since the gut is between my property and yours.

Jeanene Swanson (External) 12:13 PM  
Mold is rampant in Rosendahl. At above 500 feet elevation, as I believe I read, this is going to be a concern for buildings, even concrete.

Michael Raimer (Unverified) 12:13 PM  
What is the impact of the Development's wastewater to out water well. We depend on the well.

Susannah Lake (Unverified) 12:13 PM  
The project may not be affected by flood waters, but those living below the proposed project will be affected.  
But you will be adding problems to the current situation

Isabelle Teare (Unverified) 12:15 PM

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Microsoft Teams chat window showing a conversation about meeting recordings, island topography, walking trails, and road upgrades. The chat includes messages from Isabelle Teare (Unverified), Michael Raimer (Unverified), Keshoi Samuel (Unverified), Jeanene Swanson (External), and Brian (Unverified). The system tray shows 86°F Sunny and 3:18 PM on 3/24/2025.

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But you will be adding problems to the current situation

Isabelle Teare (Unverified) 12:15 PM  
Can you please share the email address we should use to request the meeting recording?

Michael Raimer (Unverified) 12:16 PM  
Do your builders have experience with island topography and geography?

Keshoi Samuel (Unverified) 12:16 PM Edited  
Where would be the walking trail for this develop? in person question

Jeanene Swanson (External) 12:17 PM  
What residents have you spoke with on Gooseberry? Anecdotal consensus is not sufficient to address issues with "upgrading" this road.

Brian (Unverified) 12:17 PM  
Isn't this a public hearing?

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Microsoft Teams chat window showing a conversation about property risks and infrastructure. The chat is titled "USVI - Bureau o..." and includes a "Join" button and a "Close" button.

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Michael Raimer (Unverified) 12:17 PM

Will there be and increased chance of mudslides, rockslides, flooding onto our property?

Burnett- Smalls, Lynique (Unverified) 12:17 PM

What about the availability of cisterns and WAPA? Will the WAPA power lines be installed underground, along with internet and cable services? Additionally, will solar panels be offered as an option for homes, or will they already be included as part of the energy-saving features for the homebuyer?

Cynthia Allen (Unverified) 12:18 PM

Did your presentation state that water storage will be placed in the run of the guts for emergency and other uses. Doesnt the law prohibit development within 25 and 30 feet from the gut? How will DPNR address this matter?

Hannah Lake (External) 12:18 PM

Who are the the investors/developers?

Michael Raimer (Unverified) 12:18 PM

What septic system is being used; and has it been used on other parts of the island?

Type a message

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Microsoft Teams chat window showing a conversation about water waste runoff and storage. The chat is titled "USVI - Bureau o..." and includes a "Join" button and a "Close" button.

Activity

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Leonica Percival-Mayberry (Unverified) 12:19 PM

Why is the water waste runoff not being openly discussed

Tyler Niles (Unverified) 12:19 PM

The waste water tanks will be stored below ground WHERE?

Need more diagrams

Leonica Percival-Mayberry (Unverified) 12:20 PM

With the solid volcanic rock on the land, how do they plan to store the tanks below surface?

what type of material is being used for the below ground storage?

isidora pharoah (Guest) (Unverified) 12:21 PM

How are you going handle the traffic with the single lane roads.

Cynthia Allen (Unverified) 12:21 PM

Was a top survey done and was the design considerate of soil retention to address this

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USVI - Bureau o... 3:19 PM 3/24/2025

VP Join Close

IP How are you going handle the traffic with the single lane roads.

Cynthia Allen (Unverified) 12:21 PM

CA Was a topo survey done and was the design considerate of soil retention to address this.

Leonica Percival-Mayberry (Unverified) 12:21 PM

LP what is the long term effect of the storage material being used for the tanks?

Brian (Unverified) 12:23 PM

B But we have multiple unfinished building projects that have stopped and are non functional.

M Raimer (Unverified) 12:24 PM

MR What will be done to protect the neighboring property during the construction period? Flooding, runoff, soil displacement due to cutting down the trees

Do the builders have local experience? What is the name of the construction company?

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Hannah Lake (External) 12:26 PM

HL Is this a public hearing? If this is affecting us we need to be informed

Ken Bower (Unverified) 12:27 PM

KB i cannot imagine 80 plus vehicles in the vally soundued by R 2 residences and exiting on Gooseberry Lane.

Hannah Lake (External) 12:28 PM

HL Well who are you collaborating with? That's what we need to know

Sandra Price Blyden (Unverified) 12:28 PM

SB Unknown User 3/24/2025 12:19 PM

Why is the water waste runoff not being openly discussed

It seemed that a review of submitted papers was needed

M Raimer (Unverified) 12:28 PM

MR Concerns: well water contamination, noise pollution, safety, vandalism and trash affecting the family cemetery.

Cynthia Allen (Unverified) 12:29 PM

CA m

Tyler Niles (Unverified) 12:29 PM

TN Can we get a more detailed schedule breakdown? And the construction process? Where is the rest of the team? It's not just

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CA m

Tyler Niles (Unverified) 12:29 PM

TN Can we get a more detailed schedule breakdown? And the construction process? Where is the rest of the team? It's not just engineers involved in this process.

M Raimer (Unverified) 12:29 PM

MR Housing crisis—invest in rebuilding Donoe, Tutu highrise, Kirwin Terrace. Come again brother

Kelly Mattingly (External) 12:29 PM

KM 80 units is TOO many! People who live near this valley like the peace and quiet. You plan to move 300+ people in a very small area.

Leonica Percival-Mayberry (Unverified) 12:30 PM

LP Why is the well on the land not addressed?

Tyler Niles (Unverified) 12:30 PM

TN The community needs more information in order to appropriately help.

tod dert (External) 12:30 PM

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Tyler Niles (Unverified) 12:30 PM

TN The community needs more information in order to appropriately help.

tod dert (External) 12:30 PM

TD Have you named those programs so people can look up eligibility requirements?

Leonica Percival-Mayberry (Unverified) 12:30 PM

LP What is to prevent pollution to the land well?

Troy Dowdy (External) 12:30 PM

TD Cemetery Tamarind tree split

Susannah Lake (Unverified) 12:31 PM

SL Will the price range be something the locals can afford, or do off-islanders already have their monies in the pot?

Michael Raimer (Unverified) 12:31 PM

MR The former wife of Jeff Besos, from what I understand and read, is one of the investors. The problem here is that very rich and wealthy people do not invest in low income housing for local people unless they are philanthropist. I believe the goal.

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Michael Raimer (Unverified) 12:31 PM  
 The former wife of Jeff Besos, from what I understand and read, is one of the investors. The problem here is that very rich and wealthy people do not invest in low income housing for local people unless they are philanthropist. I believe the goal, ultimately, is to turn this property into commercial real estate through the process of gentrification.

Jeanene Swanson (External) 12:32 PM  
 So, in absence of actual VI govt funding buyin right now—how can you ensure these will be by and for Virgin Islanders? Are there programs that can legally define "local"? How will you prevent resale at market value on second ownership (so, when the first buyer sells)?

Oliver Niles (External) 12:32 PM  
 What's to stop someone from buying a unit and selling it for double the price. How is that affordable housing?

Hannah Lake (External) 12:32 PM  
 There are other areas on island in various stages of development. Why not address this before disrupting this area?

Cynthia Allen (Unverified) 12:32 PM  
 will deed restrictions limit expansions to units reducing the expansion of occupancy count and unit count . What limits or

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Hannah Lake (External) 12:32 PM  
 There are other areas on island in various stages of development. Why not address this before disrupting this area?

Cynthia Allen (Unverified) 12:32 PM  
 will deed restrictions limit expansions to units reducing the expansion of occupancy count and unit count . What limits or restricts this local trend.

Michael Raimer (Unverified) 12:32 PM  
 Exactly!

John Neptune (Unverified) 12:33 PM  
 Has your development already done a similar project in any tropical island in the last 20 years?

Hannah Lake (External) 12:33 PM  
 Unknown User 3/24/2025 12:31 PM  
 The former wife of Jeff Besos, from what I understand and read, is one of the investors. The problem here is that very rich and wealthy...  
 This is why they're skating around the question.

M Raimer (Unverified) 12:33 PM

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Microsoft Teams chat window showing a meeting transcript. The window title is "USVI - Bureau o...". The chat history includes:

- Message: "of the investors. The problem here is that very rich and wealthy... This is why they're skating around the question." (Unread)
- M Raimer (Unverified) 12:33 PM: "There are several residents who came to the meeting room. This virtual setup caters to those who are not even on island. It is difficult for those in the physical meeting to comment/question." (Unread)
- Leonica Percival-Mayberry (Unverified) 12:34 PM: "YES IT WILL!!!!!!!" (Unread)
- Jeanene Swanson (External) 12:36 PM: "Right—this is a one-sized session; no one asking a question can follow up on the developer's answers." (Unread)
- Sean L. Krigger 12:37 PM: "Good day. Question, although the project will be phased, will the road be built in full to allow alternative entrance and exit for construction equipment and other services?" (Unread)
- Caesar (Unverified) 12:37 PM: (Unread)

The bottom of the chat window shows a "Type a message" input field with icons for emojis, attachments, and video. The Windows taskbar at the bottom shows the date and time as 3:20 PM on 3/24/2025, with a temperature of 86°F and "Sunny" weather.

Continuation of the Microsoft Teams chat window transcript. The chat history includes:

- Sean L. Krigger 12:37 PM: "Good day. Question, although the project will be phased, will the road be built in full to allow alternative entrance and exit for construction equipment and other services?" (Unread)
- Caesar (Unverified) 12:37 PM: "You mentioned needing the support of Virgin Islanders - What can the public do to support this development?" (Unread)
- Cynthia Allen (Unverified) 12:37 PM: "can you provide a visual of the storm water facilities" (Unread)
- Sue (Unverified) 12:37 PM: "What are some ways for the community to support government involvement with this project?" (Unread)
- Hannah Lake (External) 12:38 PM: "Are the access points going to be gated? Will the proposed community be gated?" (Unread)
- Michael Raimer (Unverified) 12:38 PM: "He wants to cut an access road right next to us. This will totally disrupt our family's functions. We will be completely open to the public. My family is opposed to this and we made that very clear with him." (Unread)

The bottom of the chat window shows a "Type a message" input field with icons for emojis, attachments, and video. The Windows taskbar at the bottom shows the date and time as 3:20 PM on 3/24/2025, with a temperature of 86°F and "Sunny" weather.

Microsoft Teams chat window showing a conversation with the following messages:

- Michael Raimer (Unverified) 12:38 PM**: He wants to cut an access road right next to us. This will totally disrupt our family's functions. We will be completely open to the public. My family is opposed to this; and we made that very clear with him. (3 reactions)
- Jason Budsan (Unverified) 12:38 PM**: will the roads to allow for water percolation (1 reaction)
- John Neptune (Unverified) 12:40 PM**: Why not plan for future environmental changes in the next 20 years instead of the current situation? (1 reaction)
- M Raimer (Unverified) 12:40 PM**: Can there be another hearing in person? This is ineffective (2 reactions)
- Jeanene Swanson (External) 12:40 PM**: How will these comments be made as part of the file? Can the public see the comments—and transcribed verbal responses given today by the developer? (1 reaction)

Taskbar: 86°F Sunny, 3:20 PM 3/24/2025

Microsoft Teams chat window showing a conversation with the following messages:

- Leonida (Unverified) 12:41 PM**: It needs to have one bedroom one and half bath Ada accessible? (1 reaction)
- Michael Raimer (Unverified) 12:41 PM**: Is it, at all, possible to hold another hearing? (1 reaction)  
There is another access point; but he is not disclosing this. (1 reaction)
- Gabrielle (Unverified) 12:43 PM**: How will heavy machinery make it down an essentially single lane estate road without inconveniencing the more than 4 residents that live on Gooseberry Ln? (1 reaction)
- M Raimer (Unverified) 12:43 PM**: To DPNR: How do neighboring residence request and extension to your recommendation? (2 reactions)
- Oliver Niles (External) 12:43 PM**: I thought AC Development didn't have a price? (1 reaction)

Taskbar: 86°F Sunny, 3:20 PM 3/24/2025

USVI - Bureau o... 3:21 PM 3/24/2025

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Oliver Niles (External) 12:43 PM  
 I thought AC Development didn't have a price?  
 but theirs a affordability matrix?

Jeanene Swanson (External) 12:45 PM  
 Can a comment be made as to what VI office approves or manages changes to roads? Ultimately, using Gooseberry as a phase 1 access point is seriously flawed—road shape, condition, and many residences below and along this road who have only this road to get out to Skyline.

M Raimer (Unverified) 12:45 PM  
 The well is downhill from the area and could reasonably be affected

Isidora Pharoah (Guest) (Unverified) 12:46 PM  
 Isidora Pharoah  
 I would want to be notified when the cutting of the road is taking place.

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Isidora Pharoah (Guest) (Unverified) 12:46 PM  
 Isidora Pharoah  
 I would want to be notified when the cutting of the road is taking place.

Michael Raimer (Unverified) 12:48 PM  
 Can these homes withstand hurricane-gale winds?  
 I spoke with him. He admitted that he has no experience building in the Virgin Islands.

Susannah Lake (Unverified) 12:50 PM  
 Who gave ROW?

Dydiines Styler Dixon (Unverified) 12:51 PM  
 Has AC Developers ever been civilly sued for disagreement over land rights?

M Raimer (Unverified) 12:52 PM  
 There are several guys coming down from skyline. DPNR please pay close attention and consider the history of the guts in this

Type a message

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Microsoft Teams chat window showing a discussion about AC Developers and land rights. The chat includes messages from DD, M Raimer (Unverified), MR, \*Guts, Michael Raimer (Unverified), Susannah Lake (Unverified), Gabrielle (Unverified), and Hannah Lake (External). The messages discuss the possibility of civil suits, the history of the area, and the use of residences on Gooseberry Ln as turnaround points.

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DD Has AC Developers ever been civilly sued for disagreement over land rights?

M Raimer (Unverified) 12:52 PM  
There are several guys coming down from skyline. DPNR please pay close attention and consider the history of the guts in this area. Building something of this scale given the topography is disastrous and irresponsible.

\*Guts  
👍

Michael Raimer (Unverified) 12:52 PM  
MR 100

Susannah Lake (Unverified) 12:54 PM  
SL 100

Gabrielle (Unverified) 12:54 PM  
G Will you be using residences on Gooseberry Ln as turnaround points? Or will you be able to enter/exit the access road without going down Gooseberry Ln?

Hannah Lake (External) 12:56 PM

Type a message

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Microsoft Teams chat window showing a discussion about Gooseberry Ln and zoning. The chat includes messages from G, Hannah Lake (External), Kelly Mattingly (External), KM, Michael Raimer (Unverified), Jeanene Swanson (External), JS, and Jozette Walker. The messages discuss the use of residences on Gooseberry Ln as turnaround points, zoning (R3, R1, R2), and the impact of Hurricane Hugo on the area.

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G Will you be using residences on Gooseberry Ln as turnaround points? Or will you be able to enter/exit the access road without going down Gooseberry Ln?

Hannah Lake (External) 12:56 PM  
HL Don't even put that out there. No entry

Kelly Mattingly (External) 12:56 PM  
KM The neighborhood doesn't want R3 zoning in this area. Keep it R1 maybe R2. Build single family homes only.

Michael Raimer (Unverified) 12:57 PM  
MR The topography cannot support 80 units. Hurricane Hugo completely wiped out that hill; and it took years to recover. If you were around, look what happened to the Coconut Grove on Magens Bay. It's still recovering after all these years.

Jeanene Swanson (External) 12:57 PM  
JS There is literally no turnaround on Gooseberry. You have to turn into limited-space parking area of one sole resident at end of road.

Jozette Walker 12:58 PM

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JS There is literally no turnaround on Gooseberry. You have to turn into limited-space parking area of one sole resident at end of road.

Jozette Walker 12:58 PM

This is not an R3 zoning project

Kelly Mattingly 3/24/2025 12:56 PM  
The neighborhood doesn't want R3 zoning in this area. Keep it R1 maybe R2. Build single family homes only.

Lydia Tyson 12:59 PM

LT I apologize. Can you tell me again what the price range for these homes are?

Kelly Mattingly (External) 12:59 PM

Jozette Walker 3/24/2025 12:58 PM  
This is not an R3 zoning project  
this is a HIGH density project. Agsin neighborhood does not want this

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Jeanene Swanson (External) 12:59 PM

This is a PAD on R2. It is supposed to follow adjacent/surrounding parcels' density pattern: See: 2019 U.S. Virgin Islands Code Title 29 – Public Planning and Development Chapter 3 – Virgin Islands Zoning and Subdivision Law Subchapter I – Zoning Law 229. Development provisions

Michael Raimer (Unverified) 1:00 PM

MR Is there another access point? Please, ask him this question because there is another way.

Jozette Walker 1:01 PM

Kelly Mattingly 3/24/2025 12:59 PM  
this is a HIGH density project. Agsin neighborhood does not want this  
It is not R3 and is allowed within the existing zone pending DPNR approvals across all Divisions

Sian Cobb/VI Source (Unverified) 1:02 PM

Unknown User 3/24/2025 12:31 PM  
The former wife of Jeff Besos, from what I understand and read, is one of the investors. The problem here is that very rich and wealthy...

Type a message

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Microsoft Teams chat window showing messages from 1:02 PM to 1:06 PM. The chat includes a link to a public hearing and a question about net-zero sustainability.

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Sian Cobb/VI Source (Unverified) 1:02 PM

Unknown User 3/24/2025 12:31 PM  
The former wife of Jeff Bezos, from what I understand and read, is one of the investors. The problem here is that very rich and wealthy...

Hi -- no, she has given money to a nonprofit that the developers would like to partner with for affordable housing.  
<https://stthomassource.com/content/2025/03/06/public-hearing-march-24-on-proposed-80-unit-development-on-st-thomas/>

3

Tyler Niles (Unverified) 1:02 PM  
If we are emphasizing sustainability, can we see any breakdown on net-zero, especially cradle to cradle plan? Are any local materials or sub contractors that will be joining this process?

2

Jeanene Swanson (External) 1:05 PM  
How will ICF homes be valued, real estate-wise, compared to all the surrounding properties' poured concrete and a few wood homes? Any precedent?

2

Hannah Lake (External) 1:06 PM  
The current access point for phase 1 cannot tolerate heavy machinery. This is evident when WAPA, cement or water trucks access this road. Are you prepared to repair damage so that residents at the end of the road are able to exit.

Type a message

6 86°F Sunny | Search | 3:22 PM 3/24/2025

Microsoft Teams chat window showing messages from 1:06 PM to 1:11 PM. The chat continues with questions about topography and construction plans.

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Hannah Lake (External) 1:06 PM  
The current access point for phase 1 cannot tolerate heavy machinery. This is evident when WAPA, cement or water trucks access this road. Are you prepared to repair damage so that residents at the end of the road are able to exit.

2

Susannah Lake (Unverified) 1:08 PM  
Please answer this last question. Thanks.

Jeanene Swanson (External) 1:10 PM  
You can claim increased value—but it is always the market that determines the sale price. That question—comps to an ICF form from poured and wood homes—was not answered sufficiently.

Sandra Price Blyden (Unverified) 1:10 PM  
Donoe Projects was built on a high hill! Was that topography too high? We are not in St. Croix. We need homes, too.

Susannah Lake (Unverified) 1:11 PM  
He who holds the purse calls the shots.

Jeanene Swanson (External) 1:11 PM  
Please share permit, construction plans, and timelines for Gooseberry Lane work. Perilous, at best. But residents know this.

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Justin Lake (Unverified) 1:11 PM  
 He who holds the purse calls the shots.

Jeanene Swanson (External) 1:11 PM  
 Please share permit, construction plans, and timelines for Gooseberry Lane work. Perilous, at best. But residents know this.

Michael Raimer (Unverified) 1:11 PM  
 I  
 Jeanene Swanson 3/24/2025 1:10 PM  
 You can claim increased value—but it is always the market that determines the sale price. That question—comps to an ICF form fro...  
 Absolutely.

Lydia Tyson 1:11 PM  
 Good luck!!! I see this as a great move once all the chips fall into place. I am interested in learning more.

Toni (Unverified) 1:12 PM  
 Good luck to these Virgin Islanders on their endeavors for the community!

Naii F. (Unverified) 1:12 PM  
 Good luck and thank you

Type a message

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Toni (Unverified) 1:12 PM  
 Good luck to these Virgin Islanders on their endeavors for the community!

Naii F. (Unverified) 1:12 PM  
 Good luck and thank you

1:12 PM Keshoi Samuel stopped recording.  
 1:13 PM Meeting ended: 3h 4m 27s

**CCZP0003-25 virtual public hearing**  
 Monday, March 24, 2025 11:00 AM - 1:30 PM [View recap](#)

Content  
 Transcript Attendance Agenda and notes

Jeanene Swanson (External) 1:13 PM  
 We need homes! We need efficient homes! I get it. But this location and high density pattern is not the way. Thank you!

1:55 PM Meeting started

Type a message

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