


Re: [EXTERNAL MAIL] Application No. CCZP00091-25

From Leia LaPlace <leia.laplace@dpr.vi.gov>

Date Tue 12/30/2025 8:12 AM

To Matt Raffa <raffam248@aol.com>

Cc GAIL PAGAN <gail.pagan@dpr.vi.gov>; Keshoi Samuel <keshoi.samuel@dpr.vi.gov>

Good morning, the file was reviewed and all properties mentioned in the public notice are in the file (deed and surveys). The file is also linked for your review:  [CCZP0091-25](#)

The application and request can only be for properties the applicant has legal interest in as evidenced by the deed. A review of the recording (link below) also indicates the applicant mentions only the properties they own. Zoning Map amendment requests are analyzed based off of a conceptual plan. Once granted, applicants are not tied to that conceptual.

Recording link:

[Clipchamp](#)

CCZP applications: [Applications for public use](#)

Please submit them via the E-permitting portal as outlined in the applications.

To schedule a preapp meeting/discussion with CCZP, use booking app below:

 [Book time to meet with me](#)

Leia LaPlace-Matthew

Territorial Planner

Department of Planning and Natural Resources- <https://dpr.vi.gov>

Division of Comprehensive and Coastal Zone Planning

#45 Mars Hill, F'sted, VI 00840-4474

Tel: 340.773.1082/774.3320 x2215

"Step in not because it's your role, but because you see that something needs to be done." -Author Unknown

From: Matt Raffa <raffam248@aol.com>

Sent: Tuesday, December 30, 2025 8:04 AM

To: Leia LaPlace <leia.laplace@dpr.vi.gov>; keshia.samual@dpr.vi.gov <keshia.samual@dpr.vi.gov>; GAIL PAGAN <gail.pagan@dpr.vi.gov>

Subject: [EXTERNAL MAIL] Application No. CCZP00091-25

You don't often get email from raffam248@aol.com. [Learn why this is important](#)

Sent from my iPhone

Good Morning,

I am writing to formally express my serious concern and objection regarding the handling of **Application No. CCZP0091-25** and the associated public notification and hearing process conducted by the Department of Planning and Natural Resources (DPNR).

During the hearing and related discussions, **a parcel was referenced and discussed that was not listed in the application materials, public notices, or correspondence issued by DPNR**. This parcel was never properly identified to affected property owners or the public, yet it was treated as part of the rezoning request. Allowing discussion of an unlisted parcel—without prior notice—undermines the integrity of the public process and deprives impacted residents of their right to meaningful participation.

Equally troubling is DPNR's apparent failure to require the applicant to clearly identify **how each parcel listed in the application would be used**, and whether all parcels are in fact intended to be developed. This lack of clarity allows the applicant to be deceptive—intentionally or otherwise—by selectively discussing parcels during hearings that were never disclosed in official notices, while avoiding scrutiny of the full scope of the rezoning request.

Public notice is not a procedural formality—it is a legal and ethical obligation. Discussing parcels that were never disclosed, and failing to correct this error through **re-notification, re-scheduling, or a new public hearing**, constitutes a disservice to the residents and property owners DPNR is obligated to serve. It also compromises public trust in the planning process and raises serious concerns about fairness, transparency, and due process.

At a minimum, this matter requires:

1. Immediate clarification of **all parcels included in the rezoning request**
2. Proper public re-notification identifying the **correct and complete list of parcels**
3. A rescheduled public hearing allowing affected parties a fair opportunity to respond to the full scope of the application

Proceeding without correcting these deficiencies would validate a flawed process and set a dangerous precedent for future rezoning actions.

I respectfully request written confirmation of how DPNR intends to address these concerns and ensure that the rezoning process complies with established notice and hearing requirements.

Thank you for your prompt attention to this matter.

Sincerely,

Matthew Raffa

Caution: This e-mail has originated outside of GVI network. Do not click on links or open any attachment (s) that might look suspicious unless you have knowledge of who the sender is.