



Summary Report

Placitas Sage Cohousing Community Meeting - May 4 2016

Pre-Meeting Publicity:

- **Hardcopy signs** were placed in the following locations:
 - Las Placitas Presbyterian Church, Placitas, NM
 - The “Merc” bulletin board (local grocery store)
 - The Placitas Café
 - The Placitas Senior Center
 - Mail boxes at the entrance to Placitas West Road
 - Bulletin Board of Ranchos de Placitas
- **Sandoval Signpost Monthly Newspaper**
 - Calendar Listing
 - “Business Card” size ad in classified section
- **Social Media**
 - Announcement on Placitas Sage Facebook page
<https://www.facebook.com/PlacitasSage/>
 - Announcement in “Nextdoor” App, which reaches 200+ neighbors in Placitas West, and 3 other neighborhoods with .5 miles of Placitas West.
 - Announcement on the Placitas Sage Cohousing website
<http://www.placitassage.org/html/events.html#b>
- **Personal Contacts**
 - Members of Placitas Sage sent personal emails to local contacts inviting them to attend the meeting.

The Pre-Planning and Zoning Meeting Setting

Placitas Sage Cohousing(PSC) rented the Fellowship Hall and the Sanctuary of Las Placitas Presbyterian Church, Placitas, for the May 4, 2016 meeting.

The first part of the evening was an Open House, which ran from 6–7 p.m. PSC Members were available to greet people and answer questions during this time. Fifty-five visitors signed in (see attached sign-in sheets). PSC set up table displays in the Fellowship Hall, which included:

- A scale model of the project
- 24x 36 boards with the site plans, elevations, unit plans
- A PowerPoint presentation about Cohousing in general, with specific information about PSC.
- Notebooks with
 - supporting documents from the Office of the State Engineer, NM Department of Transportation, Traffic Assessment report, Environment Department letter, and Letter from Hydrologist John Shomaker with Analysis of Water Availability on Forest Lane site
 - letters of support from Placitas residents
 - the complete submittal documents to Planning and Zoning.

At 7 p.m., guests were invited to come into the sanctuary for the Public Forum, which was scheduled to run between 7–7:45 p.m. Due to the number of speakers, the meeting ran until 8:15. There was informal discussion between guests and PSC Members after the Forum ended.

The Forum was moderated by PSC Member Judith Roderick. Project Coordinator Andrea Mason and Founding Member Joyce Thompson were available to answer questions from the floor, though most people simply wanted to make statements for or against the zoning change. Notes were taken by PSC Members Bunny Bowen and Janice Langdale. One hand microphone was available for those who spoke from the audience. The headcount for the meeting was 65 people, including the PSC Members sitting in the audience.

In all, 22 residents of the Placitas community spoke to the issue. Their comments fell into three distinct groups:

- 12 people spoke in favor of rezoning
- 6 people spoke against rezoning
- 4 people spoke to their concerns about the project, but felt they could live with whatever decision was made regarding the rezoning and building of PSC

Those in favor of rezoning made the following points:

- Senior housing is needed in Placitas; many seniors move away when they can no longer manage their large homes.
- PSC Members will be good neighbors.
- Cohousing allows seniors to age in place and continue to contribute to the community.
- Studies show that when seniors have a community they live longer and stay healthy longer.
- Many Members of PSC already volunteer and are active members of the Placitas community.
- PSC will have a low carbon footprint.
- PSC is composed of “wise elders” who are committed to learning how to live together.
- The level of density in Placitas West will not be significantly impacted by PSC.
- Retirees benefit the town and the county through taxes and patronage to restaurants and local stores.
- Change is inevitable.
- PSC will give people more choices in their living situation when they reach retirement age.
- No one currently living in Placitas West will be forced to have an HOA, or live in community as the Members of PSC have chosen to live.

Those against rezoning made the following points:

- If PSC is approved and built, it will set a precedent; what is to stop people from subdividing their land and building dense HOA communities?
- People have lived in Placitas West for 40 years and want to maintain the rural quality/low density of the neighborhood.
- Cohousing in and of itself is a good thing, but better situated in an urban setting.
 - There are not enough local services for seniors in the Placitas area.
 - PSC is not appropriate for the neighborhood.
- Strangers will be moving in and out of the PSC “condominiums”.
- There is too much uncertainty about how PSC will look in the future after the initial group is no longer running the cohousing group.
- PSC is forcing themselves and their life style on a neighborhood that is low density and private.

- There has never been an HOA in Placitas West.
- Concern about the impact on a delicate environment, specifically:
 - Limited water
 - Light pollution
 - Construction noise
- PSC members are selfish and motivated by greed.

Those with concerns made the following points:

- Traffic will increase; the roads are very narrow and people speed on them.
- Support the idea of cohousing, but are not sure that a cohousing community fits into the Placitas West neighborhood.
- The community is being divided over this issue.
- People chose to live in Placitas West because there was no HOA.
- Grade changes to the land will be "massive." Concerns about erosion control and the impact to homes "downstream."

May 4, 2016
Open House @ Forum

55
[Signature]



PLACITAS SAGE COHOUSING, LLC

PO Box 408, Placitas, NM 87043 • PlacitasSage.org • Sage@PlacitasSage.org

Please Print

Name	Town	Email	Phone
Anna Frost	Placitas	annafrost@gmail.com	
Doris Fields	Placitas	dorisafield@placitasnm.com	(505) 867-5340
Robert Guinagh	Placitas	robertf.guinness@gmail.com	(201) 400-2406
Evelyn Clark	Placitas	KOEC@COMCAST.NET	
Susie Marburg	Albuquerque	Stmrburg@me.com	505.730.2140
Kieran O'Hara	Placitas	KOEC@comcast.net	
John Stearns	Placitas	freeform6@gmail.com	505-235-4168
JERRY KINSMAN	PLACITAS	MAIL@JERRYKINSMAN.COM	505-220-3691
DENISE WALLEN	"	wallden@unm.edu	"

May 4, 2016
Open House @ Forum



PLACITAS SAGE COHOUSING, LLC

PO Box 408, Placitas, NM 87043 • PlacitasSage.org • Sage@PlacitasSage.org

Please Print

Name	Town	Email	Phone
Rob Love	Placitas	roblove650@gmail.com	720-5677
Vito Monteleone	Placitas	vmonteleh@gmail.com	404-8020
Judy Moore	Placitas		867-3218
Janelle Shy Starnis	Placitas		877 771-2836
GRAMM / CRYAN	PLACITAS		771 2836
Mary Kelley	Placitas		505-867-9336
Paula Fenner	Placitas		867
Janelle Caraway	"		867-4948
John Stebbins	"		"

May 4, 2016
 epul.horse@fox.com



PLACITAS SAGE COHOUSING, LLC

PO Box 408, Placitas, NM 87043 • PlacitasSage.org • Sage@PlacitasSage.org

Please Print

Name	Town	Email	Phone
Virginia Huffman	Placitas	vx1234h@aol.com	
Tom Huffman	"	"	
KEVIN & ANJA BILDERMEYER	Placitas		
Sharon Johnson	Placitas		867-3714
Deviene Switz	Placitas	DevieneSwitz@aol.com	
Larry Kepley	Placitas West	l.j.kepley@thor.tech.biz	
Elizabeth Schwab	Placitas West	vm.schwab@comcast.net	
DAVID & ANNE PLESCHKE	PLACITAS WEST		
DENNIS VAN DRIESSLUK	PLACITAS WEST		

May 4, 2016
Open House at Forum



PLACITAS SAGE COHOUSING, LLC

PO Box 408, Placitas, NM 87043 • PlacitasSage.org • Sage@PlacitasSage.org

Please Print

Name	Town	Email	Phone
Christina + Chad Williams	20 Ridge Placitas, NM	CAN310@hotmail.com	505-553-4587
Steve Johnston	Placitas West	steven87043@yahoo.com	433-0090
Martha Ritchie	Placitas		
Celia Ren	Placitas West	lilith@ren@gmail	404-8552
Vicki Gottlieb	Placitas	vicki.gottlieb@gmail.com	404-8022
Makita Hill			867-7656
Sandra Colantuono		whille.sandra.valerenti@nm.gov	
Hilde Adams		hildagad@aol.com	379-5091
BOBBY MIDDENDORF	PLACITAS	jasbyn@earthlink.net	773-227-4280
Sandra Johnson	Sundance Mesa PLACITAS	shuckandsonday@kusan.com com@sat.net	505-771-8174

May 4, 2016
Open House @ Forum



PLACITAS SAGE COHOUSING, LLC

PO Box 408, Placitas, NM 87043 • PlacitasSage.org • Sage@PlacitasSage.org

Please Print

Name	Town	Email	Phone
Nancy J. Willey	Placitas	Nancy@NancyJWilley.com	505-470-8586
WAYNE R ZILLERY	PLACITAS	WAYNE@HEARTLANDNEWMEXICO.ORG	505-470-0987
Anne Tracy Esco	Placitas	aggracy@comcast.com	505-867-3600
Lindsay Lyndam	Placitas	lyndaslydam@comcast.com	505-771-0295
John Barkdoll	"		
JERRY BERGLUND	"	JERRY@BERGLUNDHOTMAIL.COM	867-5391
JOANNE BERGLUND	"	JOANNEBERGLUND@HOTMAIL.COM	
Drew Henry	Placitas	psifo@ksplcatholic.org	867-5718
Bill & Virginia Overmire	Placitas	bdownmire@psnm.edu	867-3474

May 4, 2016
Open House @ Forum



PLACITAS SAGE COHOUSING, LLC

PO Box 408, Placitas, NM 87043 • PlacitasSage.org • Sage@PlacitasSage.org

Please Print

Name	Town	Email	Phone
Chris Mink	Bernalillo		407-230-2755
Russell Mink	Bernalillo		"
Mitch Brennes	Placitas		505-771-9296
Lisa Jennings	Placitas		
Michael Delaney	Placitas		867-2403
Stewart Johnson	Placitas		867-3716
Renee Euler	Placitas		404-8308
FRANCOISE KERR	Placitas		505-1,04, 8020