

**From:** [Karl Dubay](#)  
**To:** [Alex Mello](#); [Julie Suech](#)  
**Subject:** GW District Rezoning  
**Date:** Wednesday, January 14, 2026 2:48:41 PM  
**Attachments:** [Gateway Commercial District Photo Tour.pdf](#)

---

External (karl@thedubaygroup.com)

[Report This Email](#) [FAQ](#) [Skout Email Protection](#)

Alex and Julie,

Attached is a foto tour of the GW commercial zone I compiled over the weekend. The intent is to provide factual documented information in the context of what is really out there.

It puts a face to the name, and to the facts, on our Town's important tax base and setting.

The GW District is certainly not conducive to single family homes and farms, as per efforts to reclassify/rezone these areas to the Rural Zone intents and requirements.

Changing this is a slap in the face to legal and common sense.

A change would completely disrupt the land and smear landowners' rights and put into effect wholesale zoning non-compliance and value on all properties.

Not only would it be a disaster in gutting values and compliance status on the GW properties,

it would do same for other commercial properties surrounding same, including unintended buffers and other restrictions between commercial properties.

Each and every one of these properties and businesses would be placed in peril, they will be punished on the spot from now and into the future, and their hands would be tied from changes or improvements due to the zoning provisions.

It would be helpful if this pdf could be placed on the wide screen at the hearing.

I will bring copies and email town staff, and will reserve my time to step the board/public thru this tour so these facts are not waved by a reference and swept under the hearing rug.

Respectfully,  
Karl Dubay