



MEMORANDUM

To: Town of Hinesburg Planning & Zoning

From: Stephanie Hainley

Original Date: November 7, 2013

Town Comments: **November 12, 2013**

Response Date: **November 26, 2013**

Re: Automotion-Giroux Site Plan Amendment - Follow-up Information

In your email of 10/24/13, you requested additional information to complete the site plan application for the Automotion-Giroux lot, tax parcel 20-50-02.200. We provided the additional information to the Town on 11/7/13. On 11/12/13, you had follow-up questions (shown below in red), to which we are providing the following responses (in blue).

1)

Town Request (10/24/12): The site plan will need contour lines with elevations indicated. Per section 4.3.3(1) of Hinesburg Zoning Regulations

Application Response (11/7/13): Please see Sheet 2 "Automotion - Site Plan Revision," prepared by O'Leary-Burke Civil Associates, dated 7/24/13, and revised 10/28/13 for the contour lines.

2)

Town Request (10/24/12): Please indicate where the white cedar hedge row has been relocated from and if it was included on a previous site plan.

Application Response (11/7/13): Please see Sheet 1 "Existing Conditions Plan," prepared by O'Leary-Burke Civil Associates, dated 7/24/13, and revised 10/28/13 that shows the current location of the cedar hedge. It is currently located along the eastern property line. The previously approved site plan is difficult to read, but appears to show a row of trees in this area.

Town Follow-up (11/12/13): Please indicate if you are transplanting the existing hedges that are there currently or are you transplanting with new white cedar hedges.

Applicant Follow-up (11/26/13): The white cedar hedges are currently located along the eastern property line and these will be transplanted to the new location along the northern property line.

3)

Town Request (10/24/12): Please explain circulation patterns for any spaces that have less than 24 ft. of travel lane. Per section 4.3.3(1) of Hinesburg Zoning Regulations

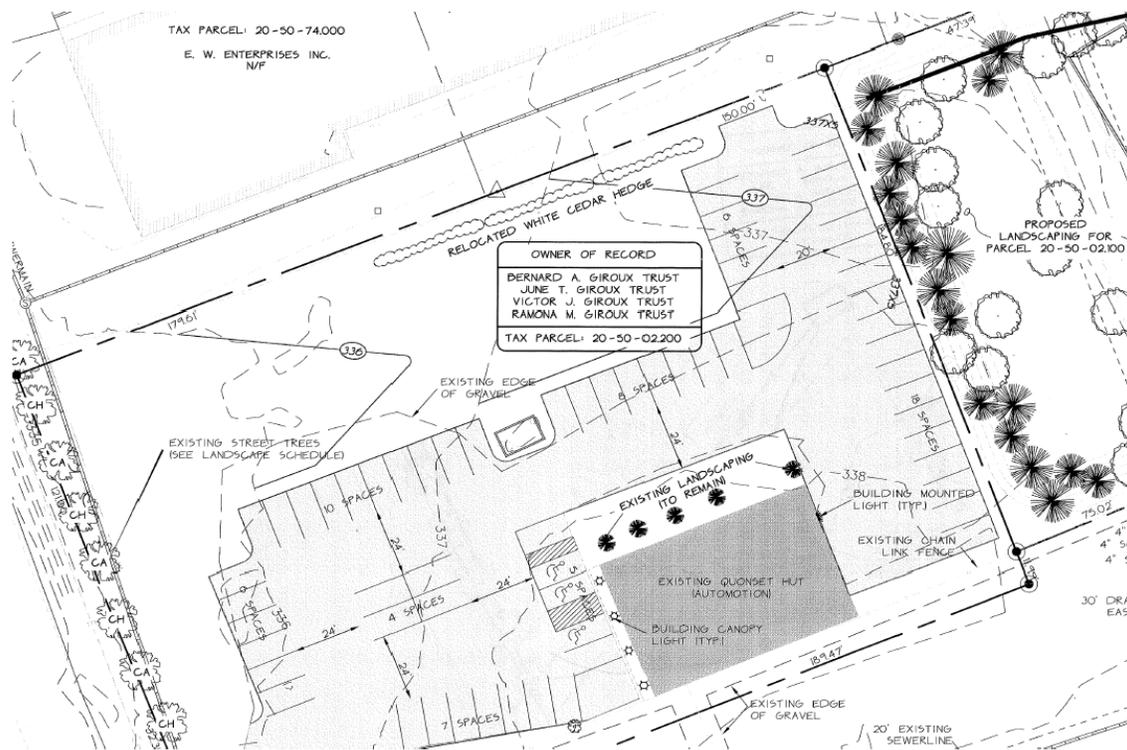
Application Response (11/7/13): The parking bay in the center of the lot has been reduced by two spaces, allowing for 24' travel lanes. The only remaining travel lane less than 24' is in the new northeast parking area, which will be 20'. Twenty feet is the minimum aisle width for a two lane parking lot and will be sufficient for this area, which is not going to be a "traveled way."

4)

Town Request (10/24/12): Stormwater needs to be addressed – please provide a stormwater drainage plan for the Automotion lot and what the impact will be of placing previously approved drainage swale into a culvert. Per section 4.3.4(6) of Hinesburg Zoning Regulations

Application Response (11/7/13): Currently the Automotion site slopes east to west with elevations ranging from 337', at the new property line with Lot 15, to 335', at the edge of the VT 116 R.O.W. Stormwater runoff from the existing impervious area sheet flows across a grassed area and into a drainage ditch along RT 116 before ultimately discharging into Patrick Brook. A total of 4,438 sq. ft. of new impervious area will be created as part of the current proposal; the site has been graded so that stormwater runoff from the new impervious area will also sheet flow across the grassed open area and into the RT 116 drainage ditch.

Town Follow-up (11/12/13): Based on the site plan below it appears that the new contours will take all the water from the site to the north starting at the new eastern property line. While difficult to read, the existing contours indicate that the portion of the property located in the vicinity of the north east parking area currently drains to the northeast into the existing swale near Darkstar. Please comment.



Applicant Follow-up (11/26/13): Stormwater from Parcel 20-50-02.100/Lot 15 was designed to flow to the Hannaford stormwater system where it will be treated, detained, and then released into the Darkstar swale. This includes the designated farmers market space directly east of the Automotion site.

The northeast corner of the Automotion site currently flows northeast to the Darkstar swale. This application proposes that the new parking in that northeast corner be graded to flow west into the existing drainage ditch along VT 116 and not into the Darkstar swale. By doing this, stormwater is allowed to sheet flow approximately 230 feet across open lawn area and thus, the level of stormwater treatment is expected to improve over current conditions.

5)

Application Response (11/7/13): The back portion of the site (now part of Lot 15) has historically been maintained as lawn and runoff from this area has drained to the north, into the drainage swale between Lots 10 and 11 in the Giroux Commercial Park. As part of the Hannaford project, they have proposed to fill this area to accommodate a farmers' market. Stormwater runoff from this area has been included in design for the Hannaford stormwater system. Runoff from this area will drain to the north and will remain separate from runoff from the Automotion lot.

Town Follow-up (11/12/13): As well please explain the discrepancies between the site plan presented for the Hannaford approval and this one. Specifically the swale

created in the NE corner of the property in the Hannaford plan and the new drainage plan for the Automotion lot.

Applicant Follow-up (11/26/13): This application does not alter the Town-approved Hannaford stormwater plans for the area to the east of the Automotion site. At the time of the Hannaford proposal, no work was planned on the Automotion property so no site changes to Automotion were proposed. As described above, this application proposes to slope the proposed parking area to drain west, which will provide better treatment because the over-land flow increases from 100 feet (current conditions) to 230 feet (proposed conditions) before the VT 116 ditch.

Please do not hesitate if you have any further questions. We believe this application to be complete and look forward to meeting with the DRB at the soonest availability.