

March 4, 2014

Zoe Wainer, Chair  
Development Review Board  
Hinesburg Town Hall

Dear Members of the DRB,

In our view, the application you have before you is not at all ready for review. Here are a few unanswered questions:

What is the impervious area of the site plan approved in 2005 vs. that of the currently proposed site plan?

*The approved 2005 site plan is drawn freehand with no scale indicated. Therefore, there is no way, using that drawing, to accurately determine the approved building, parking and driveway areas.*

*The Applicant should be required to provide an accurate version of the 2005 site plan drawn to scale, preferably to the same scale as the now proposed site plan.*

*It can then be determined whether the impervious area in the now proposed site plan is larger or smaller than the impervious area approved in 2005 and, if larger, whether the increase triggers a specific review and/or whether the proposed total meets or exceeds Town requirements.*

What are the locations (rear, side and front yard) and the number of parking spaces included in the 2005 site plan vs. those proposed?

*This is easily determined by simply observing the locations and counting the spaces shown on the hand-drawn 2005 site plan. It can then be possible to accurately compare the permitted to the proposed locations and numbers.*

*It should be noted that although our Town regulations allow the Development Review Board to approve parking in the front yard of existing buildings (when well screened), the regulations indicate the preferred parking locations are in the rear or side yards. Clearly, there is adequate room to provide more parking on the north side of the existing building. This would allow there to be less parking in the front yard. Such an arrangement would of course mean building more new parking areas but it would allow the unpermitted area now used for parking in the front yard to be replaced with topsoil, grass and natural screening material.*

*Guidance in determining the TOTAL number of parking spaces to permit can be gained from permits previously issued for similar uses – e.g. Hart and Mead.*

How do vehicles that are being serviced move in and out of the service bays and how does this impact parking at the rear of the building ?

*The Applicant should be required to provide diagrams, to the same scale as the submitted site plan, showing the turning radiuses and alternative turning configurations into the service bays of the vehicles they provide service for.* This can clarify "temporary" use of parking spaces to the rear of the building.

Are there floor drains in the service bays and, if so, are they connected to an approved system that separates gas and oil before entering the Town sewage system ?

*The Applicant should provide written documentation that can then be verified by the Town Zoning Administrator.*

Sincerely,  
John and Jean Kiedaisch