



## CIVIL ENGINEERING ASSOCIATES, INC.

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December 12, 2013

Mr. Alex Weinhagen & Mr. Peter Erb  
Planning & Zoning Office  
Town of Hinesburg Offices  
10632 VT Route 116  
Hinesburg VT 05461

**Re: Haystack Crossing  
Master Plan Application**

Dear Gentlemen:

We appreciate the time and efforts that you have provided in supporting the initial planning process for the proposed completion of the Haystack Crossing project located in between Shelburne Falls Road and VT Route 116.

This master plan application represents the next generation of planning for the Haystack crossing project. Building from the Bissonette master plan north end, the applicant, Blackrock Construction, has prepared a new master plan for the project that draws closely from the planning concepts outlined in the Official Town Map as well as the Village Visualization Project created for this property.

The following narrative outlines the required components of the master plan as outlined in Section 3.11 of the Zoning Regulations and how this submittal meets those obligations.

### **Background Information**

Haystack Crossing is an 84 acre parcel located at "Ballard's Corners" on the northerly edge of the Village of Hinesburg.

This property is subject to an existing master plan prepared by the Bissonette family of which the commercial lots located at the north side of the property along Shelburne Falls Road have been formally approved and one lot is under construction.

Since the original Bissonette Master Plan was submitted, the Town has completed the Village Visualization Project which was completed in the Spring of 2013. The author of that work, TJ Boyle & Associates, LLC, has been retained by the applicant, Blackrock Construction, to integrate many of the the concepts and goals developed as part of that process into this project.

### **MASTER PLAN SUBMITTAL**

The applicant has prepared a conceptual-level master plan for the overall property. As part of the development of this master plan, the design team has relied heavily upon the Town's Official Map for guidance on planned public infrastructure such as roads, sidewalks, pedestrian paths, community facilities, and the like as well as guidance language prominently featured in the Zoning Regulations.

In accordance with the requirements set forth in the Town's Land Development Regulations, this master plan depicts on Sheet MP-2.0 the **Natural Resource Areas** associated with:

- Streams – Both Patrick Brook and the unnamed stream along the northern limits of the site;
- Mapped wetlands – These are primarily located along the exterior limits of the proposed development area;
- Flood hazard areas - Located along Patrick Brook and the a portion of the unnamed stream near the proposed athletic fields;
- Steep slopes 25% or greater - There are none;
- Future Development Areas - The master plan has identified all of the development potential of the property. Future development in the immediate vicinity of lands not controlled by the applicant or Owner would include the Busier property. The applicant has worked with that property owner to ensure that the concepts depicted on this plan will not adversely affect the development potential of that property.

**Critical Infrastructure** items of the plan as depicted on Sheet MP-1.0 include:

- Access Points – The project proposes:
  - The two (2) previously permitted access points to Shelburne Falls Road,
  - A right-turn only (RTO) ingress and RTO egress access intersection near the high point on Rt 116
  - A future connection through the Busier property to the Riggs Road intersection.
  - A southerly connection into the Grabowski project. This alignment is proposed to be east of that identified in the Town's Official Map as a means of avoiding impacts on residential properties planned along the western limits of the Hinesburg Center, LLC property.
- Basic Road And Bike/Pedestrian Connections - The project adopts the concepts in the Official Map and the Village Visualization Project of a winding recreation path paralleling but being offset from VT Route 116 and a path system encircling the proposed development footprint.
- Areas Reserved For Public Or Community Space – This includes the area for the proposed recreation fields, and community open space within the central portion of the property.
- Major Water And Sewer Infrastructure – The property currently enjoys the presence of a major gravity sewer conveyance line and water distribution main running in the north-south direction through the middle of the property.

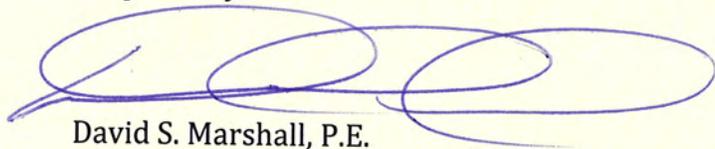
- Major Stormwater Treatment Areas. The primary stormwater management facility has been identified to be located at the low point in the southwest corner of the proposed development area.

Future uses for the property as depicted on Sheet MP-1.0 include the following categories and associated development densities:

- Commercial-Residential Mixed-Use;
  - 41,000 GSF Commercial Uses and
  - $\leq 90$  residential units
- Standalone Multifamily;  $\leq 40$  units
- Transitional Residential;  $\leq 40$  units
- Large Single Family;  $\leq 30$  units
- Mid And Small Single Family Residential Housing Units,  $\leq 50$  units
- Active Recreation Park Open Space; (8.3 acres)
- Passive Open Space, and (11.3 acres)
- Natural Areas (30.1 acres).

This completes our summary of the proposed project. If you should have any questions, please feel free to contact Ben Avery or myself at [dmarshall@cea-vt.com](mailto:dmarshall@cea-vt.com) or 864-2323 x310.

Respectfully,



David S. Marshall, P.E.  
Project Engineer

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Enclosures

- Plan Set (Three Full size and one 11x17)
  - MP-1.0 - Critical Infrastructure and Land Use Plan
  - MP-2.0 - Natural Resource Mapping
- PDFs of All Documents on CD

Cc: (all w/ enclosures and 11x17 plans) A. Hergenrother, T. Hergenrother, B. Avery, M. Buscher, CEA File 13127.00