



Town of Hinesburg
Planning & Zoning Department
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MEMORANDUM

TO: Ben Avery, Black Rock Construction
CC: Development Review Board
FROM: Alex Weinhagen, Director of Planning & Zoning
DATE: April 2, 2014
RE: Haystack Crossing Application – summary of March 18 DRB meeting input

The Haystack Crossing subdivision sketch plan application was presented and discussed at the February 18 and March 18, 2014 Development Review Board (DRB) meetings. At the March 18 meeting, the DRB reviewed the February 7 staff report, and gave you some guidance as to issues that still need to be addressed. The Board then continued the sketch plan review to their May 20 meeting to give you time to submit additional information and consider substantive revisions to the sketch plan. You were at the meeting and heard directly from the Board. Below you'll find my recollection of the issues the Board identified. Peter Erb and I look forward to meeting with you in the next few weeks (perhaps mid-April) to discuss your evolving plan. Please submit any additional materials and/or revised plans by April 29, so that we have time to circulate it to the public, discuss it with various advisory Town committees, and prepare a staff report/memo to help focus the discussion at the May 20 meeting.

Issues to be addressed:

(see February 7 staff report for more detail and regulation citations)

1. Route 116 Access

- Address future Route 116 access at the Riggs Road intersection. Continue reaching out to and working with the KB Real Estate LLC property owner (Brian and Kathy Busier) to demonstrate how this future access will function with regard to the Haystack Crossing sketch plan.
- Remove the proposed northerly Route 116 access, and redesign the sketch plan accordingly.

2. Mix & Distribution of Uses

- Changes are needed to ensure the project doesn't function as simply a residential neighborhood. It must complement and serve as an extension of the mixed use village core to the south.
- Improve the mix of uses, specifically non-residential vs. residential uses, on the interior of the project area. This is particularly important along the main north/south streets that the regulations envision functioning like a vibrant village "main street". Adding some non-residential uses along portions of the proposed central green was also discussed as a way to make this green space more of a community resource as opposed to simply a backyard resource for the dwellings arranged around it.
- Relocate some of the multifamily residential uses so they are not so clustered in the southeast portion of the project, and so they are more proximate to significant green spaces.

3. Green Space

- See staff report for details regarding location, size, shape, and potential uses of the proposed central green area.
- Ensure that the green spaces are integrated with the surrounding area including Route 116, and help bolster connectivity with the existing village area to the south.

4. Residential Development Density

- Provide the information listed in the staff report. Items discussed at the March 18 meeting included total acreage in the Village NW district, base and proposed residential units, proposed density bonus and means to achieve this (e.g., 25% small units, all units green home certified, 25% of overall energy use via renewable energy technology). Please put all of this in writing via another project narrative.
- See the “Phasing & Scope” section below for municipal capacity issues.

5. Lot Configuration Issues

- Better demonstrate that the conceptual lot layout will allow for the development to take advantage of passive and/or active solar energy resources pursuant to section 3.6 (Zoning Regulations) and section 5.1.12 (Subdivision Regulations). Make lot layout revisions and identify off-lot locations for active solar energy generation as needed to comply with the standards.

6. Phasing & Scope

- Provide information on the projected number of school aged children for the project – i.e., at completion and a rough trajectory as the project builds out. Coordinate with Planning & Zoning staff (and the Chittenden South Supervisory Union) to assess the capacity of the Hinesburg Community School and CVU High School with regard to increased enrollment from the project.
- Address what impacts the project will likely have on other municipal services (e.g., water, sewer, fire protection, first response, road and sidewalk maintenance, etc.). In other words, provide additional evidence to address section 5.1.11 (Subdivision Regulations) – i.e., whether the project will place an unreasonable burden on the municipality’s ability to provide services.

7. Other Issues

- Explain why the project does not include a senior housing component as part of the residential build out. Better yet, incorporate senior housing into the conceptual plans.

At the March 18 meeting, you presented a revised sketch plan based on feedback you received at the February 18 meeting. Some of the changes you described included: reconfigured lots and proposed commercial uses in the southeast corner of the project; relocation of some multifamily dwellings; elimination of the four 10-plex buildings originally proposed; placed some townhouse units on the central green. As noted above, you also explained the allowed base residential density, proposed residential units, and proposed means to achieve the necessary density bonuses. This new information was presented for the first time at the meeting. We discussed having you formally submit all of this, so that it could be reviewed by staff and distributed to Board members and the public. Based on our conversation at the office the other day, I gather that you are in the process of making additional plan revisions. Given that, don’t worry about getting us the plans you presented at the March 18 meeting, and instead focus on getting us the revisions you are working on in response to that meeting and this memo.