

HEC Note Regarding the Haystack Crossings Development
March 12, 2014

Dear DRB,

The Hinesburg Energy Committee submits the following remarks for your consideration as the DRB deliberates the Haystack Crossings application. Our remarks are based on comments made at the town committees' joint meeting on January 14, 2014, as well as those made at the DRB meeting on February 18, 2014.

After review of the preliminary sketch drawings, we are concerned that the proposed subdivision fails to focus properly on solar energy considerations. Many if not most of the lots sacrifice adequate solar orientation to achieve maximum build out for the project. The lot orientation restricts the potential for both active and passive solar gains. Several lots, such as the lots located in the center of the development and directly adjacent to the ball fields, are oriented so that their shorter rather than their longer axis is facing south. This is inconsistent with maximizing solar gain. To take advantage of solar gains the longer axis of the house should face south so windows and/or solar panels have full access to the sun. There is also no space allotted in the plan for ground mounted photovoltaic arrays or solar trackers to supply renewable energy to buildings that are not oriented correctly. Open space for additional solar collection should be part of the plan.

As stated in our subdivision regulations, if the development does not satisfy the DRB's intent to have maximum solar gain, the DRB can require the development to meet green building standards or install renewable energy technology.

At this point, there are no construction details available to determine whether the buildings within the subdivision meet green building standards. Without this understanding, the development cannot earn density bonus points based on complying with green building standards and/or installing energy conservation measures. Density bonus points should only be awarded once green building techniques and/or energy conservation measures are incorporated into the construction plans.

The above considerations are appropriate for sketch plan review, which will have site plan implications and should not wait for preliminary or further review. A representative from the energy committee would like the opportunity to meet with the DRB to discuss the above considerations.

Sincerely,

The Hinesburg Energy Committee