

7/1/2015

Alex Weinhagen
Hinesburg Planning and Zoning
Hinesburg, Vermont

RECEIVED

JUL 01 2015

TOWN OF HINESBURG
DRB & ZONING

Re: HCII Preliminary Plat Narrative

Alex,

Please accept the following narrative in support of HCII Preliminary Plat Application as it relates to the conditions of Sketch Plan Approval:

1. Plans
 - a. Lot Lines and Numbers are clearly shown
 - b. Engineering, Landscaping and survey are included
 - c. Preliminary engineering for the Patrick Brook crossing is enclosed along with a letter to ANR.
 - d. Storm Water Plans are enclosed and do incorporate LID practices.
 - e. Plans are included showing future uses of the western property above and below the flood plain.
 - f. A phasing plan is included. Timing of the construction of the Patrick Brook crossing will coincide with the future development of Haystack Crossing.
2. Additional Material
 - a. A letter from Ruggiano Engineering and Carl Lisman is include indicating that if municipal water is not available there is adequate water from private wells to support the project. There is also the most recent approved Wastewater reserve capacity showing over 70,000 gallons of uncommitted reserve.
 - b. We have met with the affordable housing committee and Michael Monte to discuss the affordable units. The units will be rental units disbursed across several buildings. The income and rental amounts were discussed with Mr. Monte and meet the affordable guidelines.
 - c. An engineering analysis for the parking is included.
 - d. Testing protocols are discussed in the included letter.
 - e. We have met with the trails committee. Their input is shown on the trails plan.

3. Legal

- a. See enclosed documents. The associations will interact through board meetings and discussions.
- b. See enclosed documents

If you have any additional questions or comments please contact me at your earliest convenience.

Sincerely,

A handwritten signature in black ink, appearing to read 'Brett Grabowski', with a long horizontal flourish extending to the right.

Brett Grabowski

Milot Real Estate.