



# Hinesburg Rural Areas

Balancing Resources & Development Density

*Community Forum*  
*November 11, 2009*





# Hinesburg Rural Areas

## Balancing Resources & Development Density

*Varied Landscape*



*Forested Hillsides*



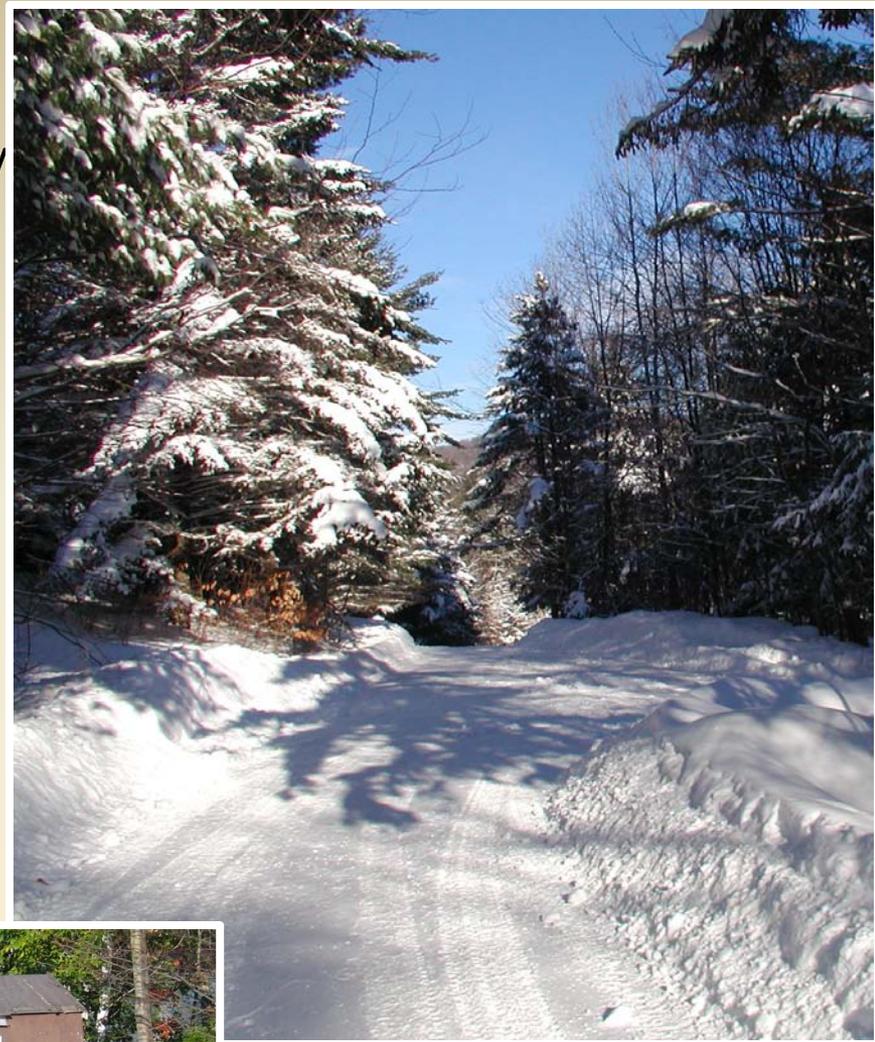
*Rural Roads*



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*Valentine's Day Storm*





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### Town Plan Goals

- To encourage a pattern of development that maintains open spaces and scenic resources.
- To incorporate the preservation of Hinesburg's rural character within future development guidelines.
- To guide development within Hinesburg's rural areas while preserving natural and wildlife systems.

### Problem #1 – Cookie Cutter Subdivisions

### Problem #2 – Undefined Development Potential



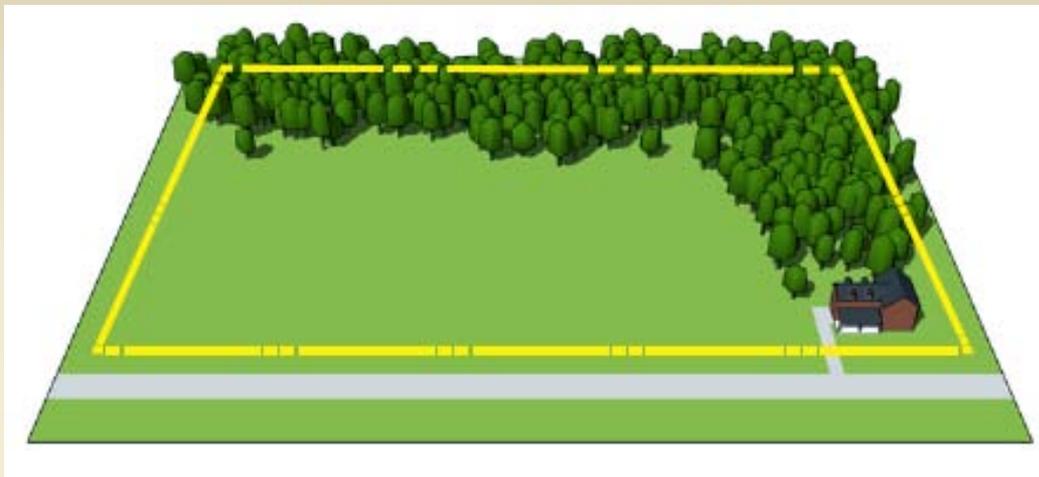


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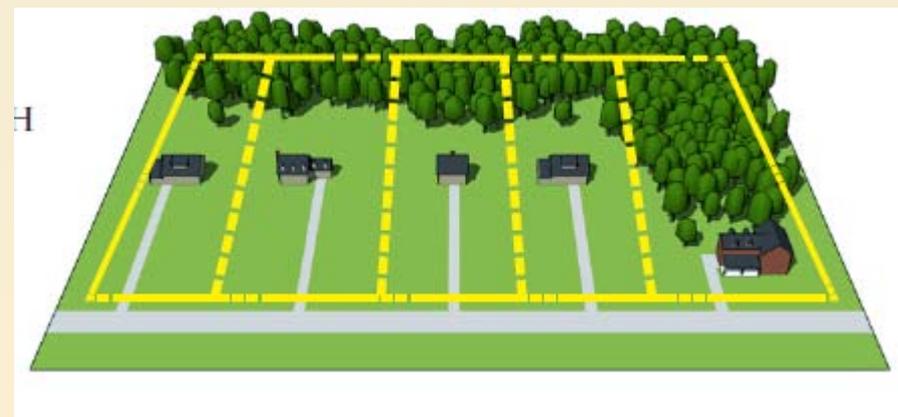
Problem #1

Cookie Cutter Subdivisions



## Existing Condition

- Farmhouse
- Open farm land
- Bordered by woods



Designed to meet Zoning standards



Designed to fit the landscape

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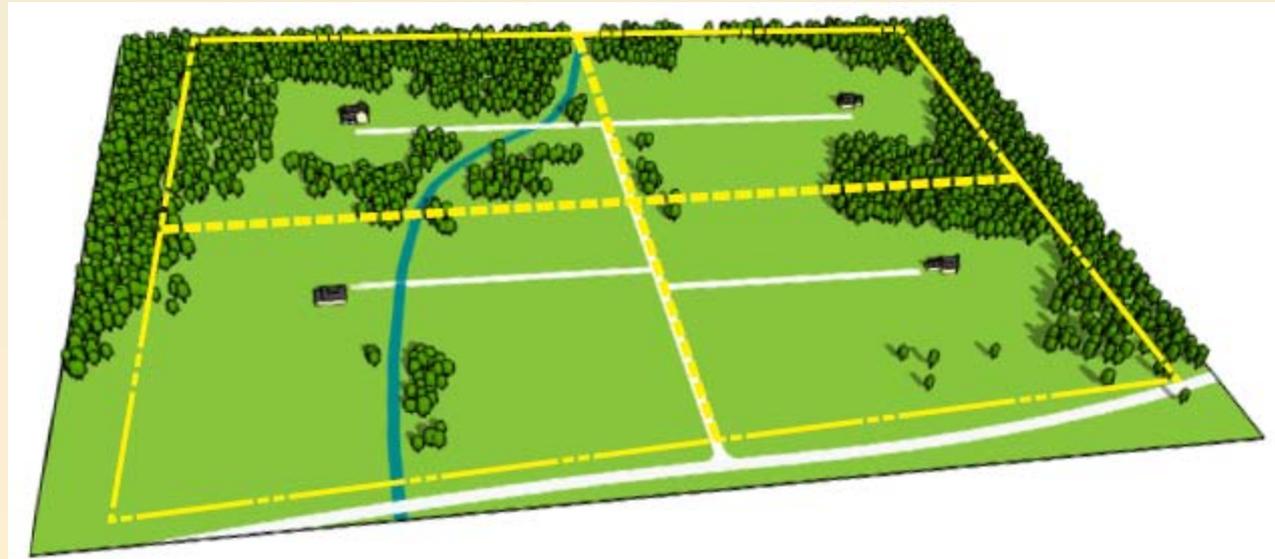
Problem #1

Cookie Cutter Subdivisions

## Existing Condition

- Undeveloped parcel
- Extensive forests
- Fields & stream corridor

- Fragmented land
- High infrastructure cost
- Forest management potential lost
- Natural resources not integrated into design





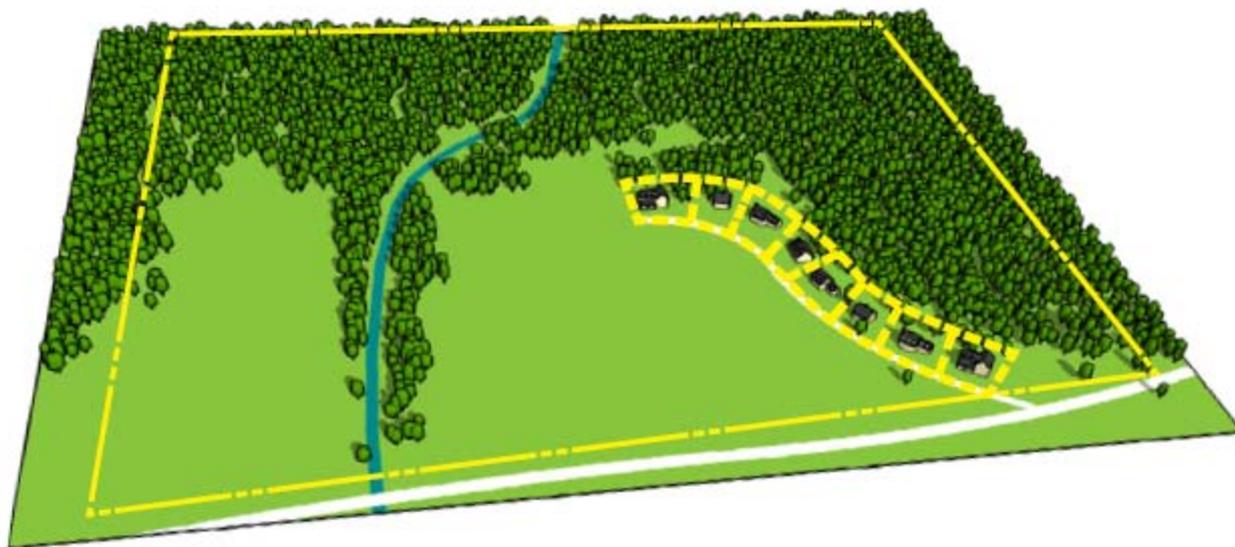
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Problem #1

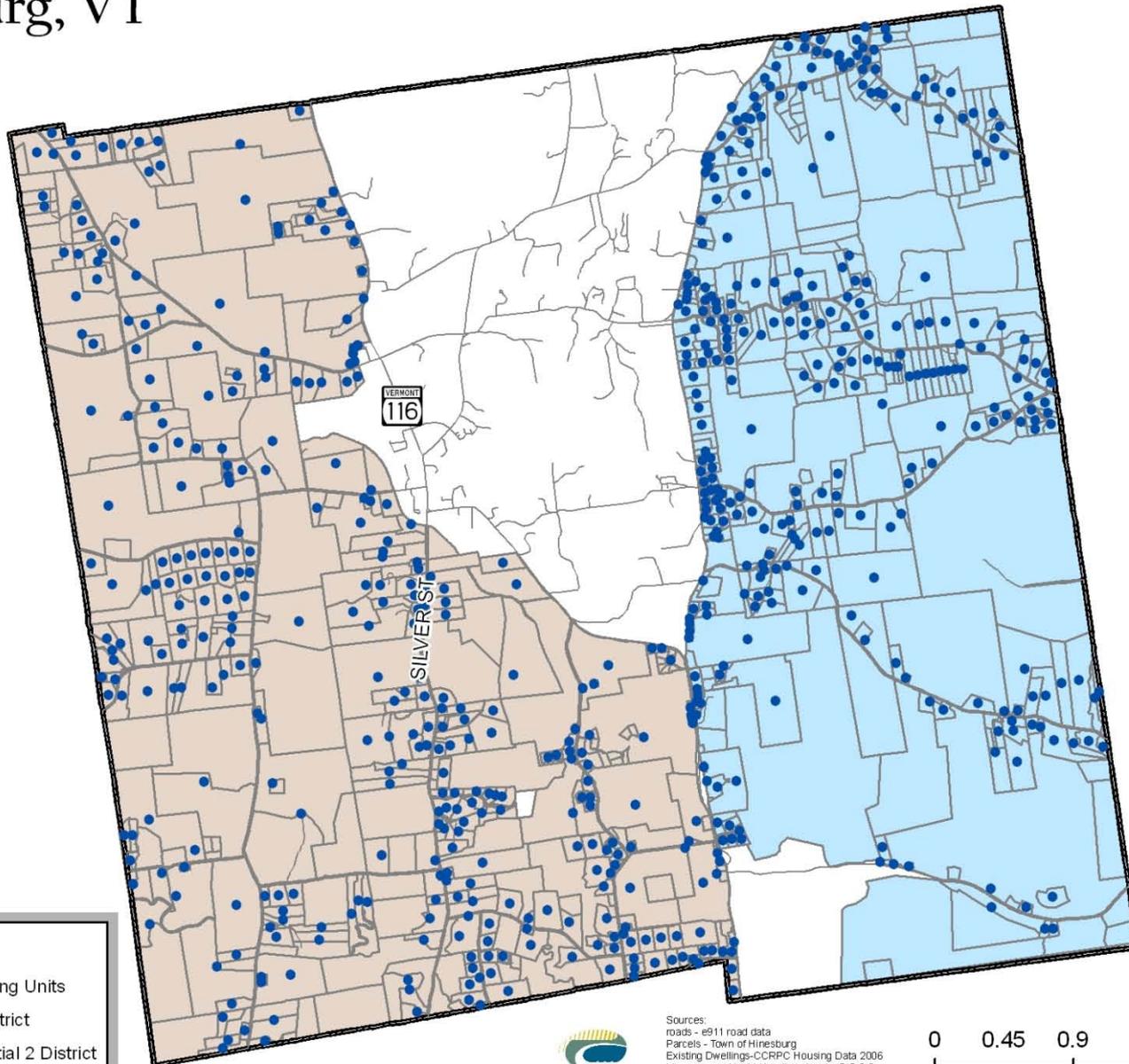
Cookie Cutter Subdivisions

Solutions



- Resource areas retained
- Low infrastructure cost
- Forest management viable
- Land features help drive development design

# Existing Dwelling Units Hinesburg, VT



## Legend

- Existing Dwelling Units
- Agriculture District
- Rural Residential 2 District



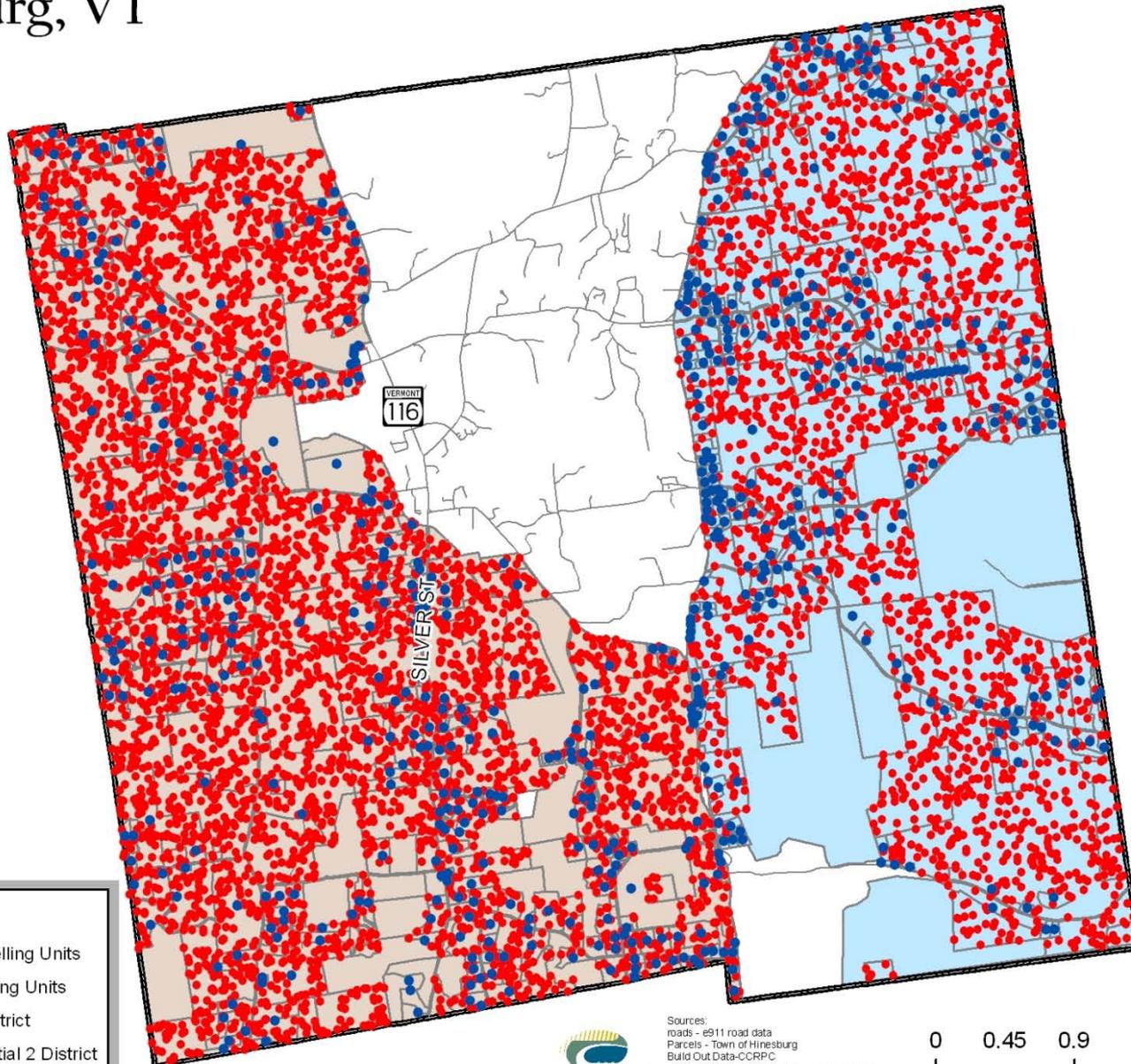
Sources:  
roads - e911 road data  
Parcels - Town of Hinesburg  
Existing Dwellings-CCRPC Housing Data 2006  
Map prepared by M. Needle using ArcGIS 9.3  
Data is in State Plane Coordinate System NAD 1983

0 0.45 0.9 1.8 Miles



# Build Out Determined By Parcel Area & Min Lot Size

## Hinesburg, VT



### Legend

- Additional Dwelling Units
- Existing Dwelling Units
- Agriculture District
- Rural Residential 2 District



Sources:  
roads - #911 road data  
Parcels - Town of Hinesburg  
Build Out Data-CCRPC  
Map prepared by M. Needle using ArcGIS 9.3  
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0 0.45 0.9 1.8 Miles

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### Regulation Revision Objectives

- Create a clear system for determining allowed development density
  - Give landowners more predictability in the review process
  - Help retain natural resources and important farm and forest land as rural areas become more developed
- Focus rural area review on resource protection first, with development designed to integrate into and benefit from resource areas
- Do away with outdated minimum lot size standards that hamper innovative subdivision design and fragment the rural landscape
- Clearly distinguish the difference between density and minimum lot size



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### What is proposed?

1. Clearly defined development densities – e.g., everyone starts off knowing how much development is possible
2. New & improved purpose statements for each zoning district – especially Agricultural and Rural Residential 2 districts
3. Improved “conservation design” standards
4. PUD revisions to encourage more innovative projects – e.g., bonus provisions, master plan requirement, increased open space



# Hinesburg Rural Areas

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## Option 1

Let the land  
speak for itself



**Take out unbuildable land and fragile features?**

- Surface waters
- Wetlands
- Flood hazard areas
- Steep slopes
- Primary agricultural soils (portion of)

**Density based on type of public road**

- Moderate – class 2, paved
- Low – class 3, dirt
- Lowest – class 4, no Town maintenance



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## Option 2

### Sliding scale density based on overall parcel size

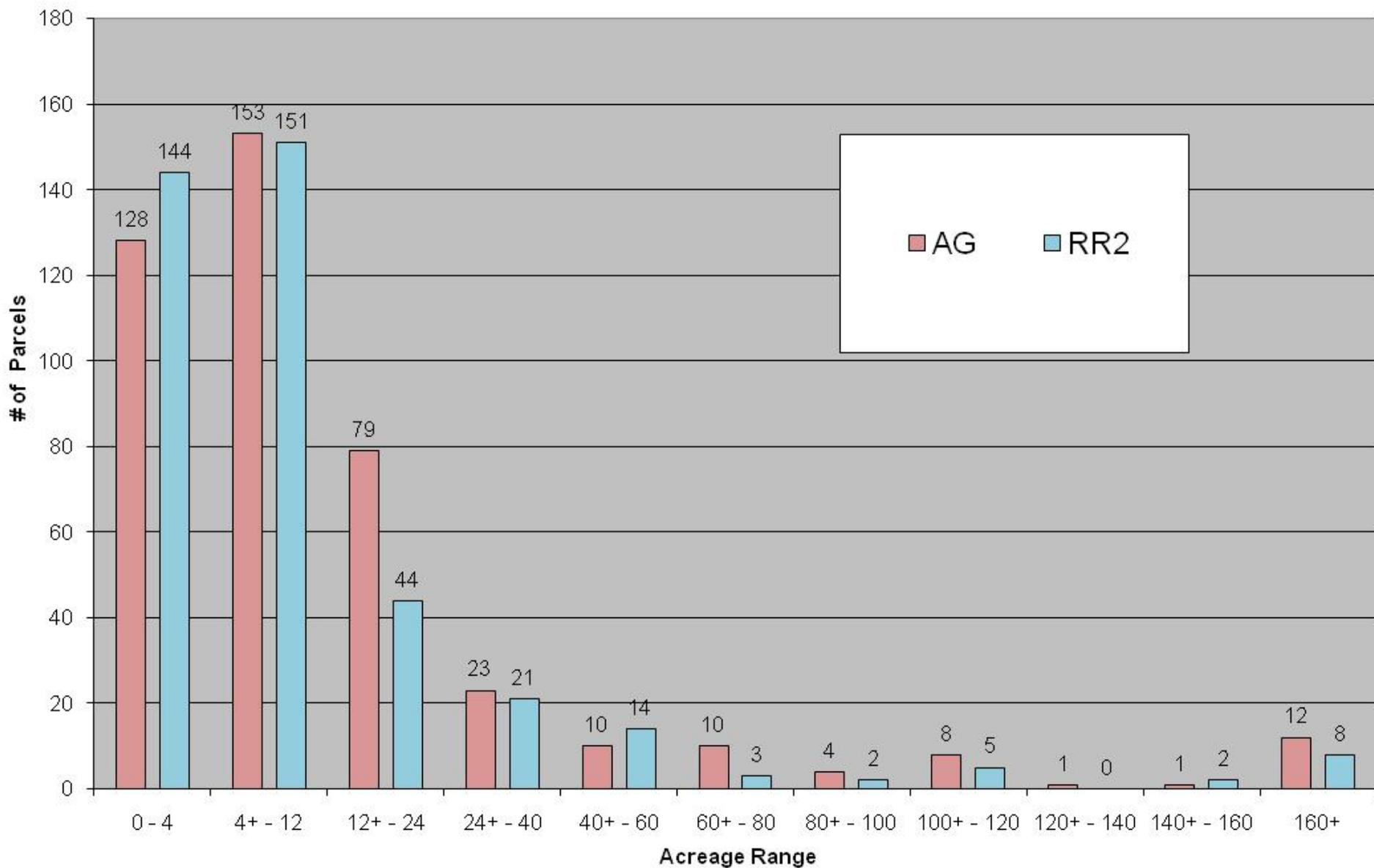
- Density shrinks as lot size increases
- Both small and large lots have development potential
- Large lot build out kept reasonable
- Natural features dealt with in design only

Simplicity of numbers

<u>Lot Area<sup>1</sup> (acres)</u>	<u># of Dwellings<sup>2</sup> (existing &amp; new)</u>
0 - 4	1
4+ - 12	2
12+ - 24	3
24+ - 40	4
40+ - 60	5
60+ - 80	6
80+ - 100	7
100+ - 120	8
120+ - 140	9
140+ - 160	10

...etc. in 20 acre increments

## Parcel Distribution





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## ~ 3 Options ~

- Option #1      Feature based density  
Take-outs & density tied to road class
- Option #2      Sliding scale density
- Option #3      No change option (current system)  
density determined during development review



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## *Your Questions & Comments?*

*Our basic questions*

1. What is in the best interest of our community (Hinesburg, Vermont, USA) in regulating growth and development in the rural parts of town?
2. What types of resource areas (and other factors) would you consider in thinking about the future of your land?



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### *Our other questions*

3. How should the provision of public services and proximities be factored in – e.g., distance to police/fire/school; distance along and/or impacts on rural roads?
4. Should there be more than 2 rural districts?
5. Suggestions for other factors or a blend of options?

