

**Wind Energy Associates
110 Riggs Road
Hinesburg, Vermont 05461**

September 1, 2015

Mr. Alex Weinhagen, Director of Planning & Zoning
Town Hall
10632 VT Route 116
Hinesburg, Vermont 05461

Re: Sketch Plan Application

Dear Alex:

Thank you for meeting with Bill Maclay and me recently. In advance of the continuation of the public hearing scheduled for September 15th, I'm writing to follow-up on the issues enumerated in your memo dated 6/4/15.

1. Development on Steep Slopes (area at end of residential road)

Please see attachment 1 (DWG #21) illustrating the inclusion of sidewalk, proper streetscape and adequate parking, along with a depiction of yards or decks adjacent to each unit. Furthermore, during our meeting, you confirmed that there is not a prohibition on development on slopes greater than 25%.

2. Residential Road Width (first portion of the residential road)

Please see attachment 2.1 - a memo from Engineering Ventures confirming our ability to provide wider road width if required by the Town, and, providing context for the discussion of road width, including citation of pertinent standards and photographs of actual alternatives. We believe our proposal as submitted has merit and look forward to discussing with the DRB how we can best achieve a proper balance of aesthetics and safety.

Please also see attachment 2.2 (DWG #22) illustrating the capacity to provide community parking areas in this neighborhood.

3. Senior Housing Parking & Access

Please see attachment 3 (DWGS #20 and 23) illustrating underbuilding parking as well as a revised vehicular access directly to the building.

4. Mix of Uses

Please see attachment #4, an updated uses chart inclusive of the existing buildings on the project site to provide additional context. We look forward to discussing with the DRB how our proposal conforms to current zoning.

Thank you for your consideration.

Sincerely yours,

A handwritten signature in black ink, appearing to read "Jeffrey Glassberg", written over a light blue horizontal line.

Jeffrey Glassberg, Project Manager