

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

March 31, 2015

Mr. Peter Erb, Zoning Administrator
Mr. Alex Weinhausen, Director of Planning & Zoning
Town Hall
10632 VT Route 116
Hinesburg, Vermont 05461

Re: Sketch Plan Application – Additional Information

Dear Peter and Alex:

I'm writing to follow-up on the application for Sketch Plan Review submitted to you in late January, your initial comments thereon, and the results of our meeting yesterday along with Bill Maclay in preparation for the hearing with the DRB scheduled for April 7th.

Additional Submittals

To facilitate review of the application, and in some cases, in response to a specific request, attached for your consideration please find the following materials:

1. A Master Plan drawing with the program elements clearly identified thereon.
2. A Master Plan drawing with green space elements identified, and, areas available for overflow public parking when needed.
3. An analysis of projected water and water demands.
4. Conceptual internal road sections in the residential areas.
5. A separate narrative for the PUD aspects of the proposal.

Responses to Specific Requests/Questions

1. Provide a general estimation of the anticipated usage of wastewater and water.
 - Please see attachment #3
2. It would be helpful to have a separate narrative for the PUD aspects of the proposal.
 - Please see attachment #5

3. A statement setting forth the nature of all proposed modifications or changes to existing land use development regulations.

- Setbacks:

The proposed sketch plan document does not require any changes to the lot dimensional standards or setbacks. As proposed, a series of planned communities would be declared on each of lots 1, 3, 8 and 9 (i.e. each would be an individual “condominium project”). Individual building pad sites within each such planned community may include limited common elements in areas immediately adjacent (e.g. as depicted on lot 9, the yard area around each home would comprise a limited common element for the exclusive use that homeowner).

The proposed building setbacks are 50’ from the ROW along Route 116, which was determined to be 33’ from the centerline based on an email dated 10/15/14 from Randy Snelling at the VT Agency of Transportation, and will be maintained. The setbacks along CVU road conform to the ROW, with no changes requested.

- Town of Hinesburg Road Policy and Standards:

Residential road widths are required to be 22 feet for roads in the Village District. In order to achieve the desired neighborhood feel in the residential areas of the project, we request a reduction of this dimension to 18 feet for two way traffic, and 15 feet is requested for one way traffic. Please see attachment #4.

4. The project shall be consistent with the Hinesburg Town Plan, and the uses of the site shall not differ from the uses allowed in the district in which the project is located.

- Our proposal is directly responsive to the Town Plan in the following manner:

- It will reinforce a northern gateway into the Village and provide a sense of arrival.
- It will create a truly walkable community, with safe and convenient pedestrian connections to the Village and CVUHS.
- It will facilitate development of the Village Growth Area as Hinesburg’s primary growth center for residential and compatible non-residential uses.
- It will accommodate a mix of uses, with areas suitable for commercial and light industrial development.
- It will maintain undeveloped areas within the Village.

- All uses as proposed are allowed in the Village North East zone.

5. If you are requesting density bonuses please clarify how you propose to achieve them.

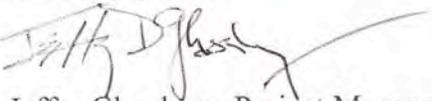
- No density bonuses are proposed. Please see our density analysis at drawing #7 of our initial submittal.

6. PUDs shall include an integrated master plan that includes all involved parcels. The changed parcel line is clear – an explanation of why would be helpful.
 - We anticipate the creation of a number of planned communities (condominiums) within the property, organized in logical fashion to facilitate prudent phasing, responsible governance and maintenance of common elements and open space, and harmony among the different use types. The proposed lot boundaries have been established to accommodate these outcomes, and, to address the concerns of financing sources, including secondary market residential financing sources (e.g. FNMA) so as to ensure that the project can be implemented as planned.

7. Provisions shall be made for the preservation of greenspace and/or creation of suitable community facilities as prescribed in section 4.5.7. PUD greenspace in this district shall constitute no less than 10% of the parcel area. The area proposed for this should be generally identified on one of the plans.
 - Please see attachment #2 which generally identifies more than 35 acres of greenspace, comprising over 50% of the total parcel area. Greenspace includes fragile features, community gardens, play areas, gathering areas, forested land, open space, and pathways.

Thank you for your consideration.

Sincerely yours,



Jeffrey Glassberg, Project Manager