



VILLAGE STEERING COMMITTEE: COMMENTS TO DRB REGARDING WIND ENERGY ASSOCIATES SKETCH PLAN

MAY 1, 2015

Attn: Hinesburg Development Review Board
RE: Wind Energy Associates sketch plan comments

Please find comments and recommendation from the Village Steering Committee in regards to the sketch plan submitted to the DRB for Review.

- 1> **Interconnectivity must be improved.** We understand there is the elevation gap between the northern and southern sections, but effort should be made to find a solution to connect these two. Interconnectivity is the heart of smart growth, and call for specifically in the Zoning regulations:
 - 3.7 Southern access to this district is currently provided from Riggs Road and this access should serve both industrial and residential uses within this portion of the district. In addition, as part of the permitting process, development on the northern side of this district shall include a second access point from CVU road. **North/south connectivity between these 2 major access points shall be planned for** (at minimum via a right of way connection), although the type of connection (street, path, etc.) will depend on development proposals for the area, permitting issues, and the overall public interest.
 - 5.22.2 – Site Level Standards: (4) Road Connectivity: Dead-end roads shall be discouraged unless no other options are feasible

- 2> **Village Gateway design.** Per Town Plan 3.2.2 and 3.2.7 as well as Zoning Regulations 5.22.4 – Gateway and Village Edge needs to be identified and reinforced. This is a key area that defines the entrance to Hinesburg, and as such, should be an important area of focus in the design and architecture proposed in later stages to reinforce the entry into town.



VILLAGE STEERING COMMITTEE: COMMENTS TO DRB REGARDING WIND ENERGY ASSOCIATES SKETCH PLAN

MAY 1, 2015

- 3> **Real useable green space for residences.** Agree with Staff Notes that there needs to be more usable flat, dry open space for the residential area. May have to redesign the triangle green. While we like the concept of a neighborhood green; but not at the expense of a larger useable green space for residents. Perhaps this can be achieved while reviewing items 1 and 2.



- 4> **Agree with Staff Notes on pedestrian crossing at high point of 116.** This directly correlates with Hinesburg zoning regulation 5.22.2 (5) Integration with Surrounding Area: Building sites (especially street frontage, road and **pedestrian networks**) shall be designed in a manner that is integrated and **compatible with adjoining parcels and areas.**
- 5> **Agree and reinforce staff note issue #3: Hillside Forest Clearing.** Everything possible should be done to retain the natural look of the current surroundings. Per the last DRB meeting, it appears the applicant will not clear the trees.



VILLAGE STEERING COMMITTEE: COMMENTS TO DRB REGARDING WIND ENERGY ASSOCIATES SKETCH PLAN

MAY 1, 2015

- 6> **Density Comment.** The Village Steering Committee is charged to be “a voice of the residents of the Village”. Many times this ‘voice’ is in direct conflict with the Town regulations. We thank the applicants for reviewing their site and proposing a plan that fits with the natural features of the parcel and not so focused on gaining every density bonus. While density is key to smart growth and walkable downtowns, we also need to heed the voice of the current residents. We feel the clustering pattern in the northern area is ‘dense’ in terms of smart growth, without overbuilding the entire parcel to its maximum allowable potential.
- 7> **Lack of municipal water and waste.** We too are concerned with municipal items such as waste and water concerns, and reiterate the need to phase that into the plan. We are not sure how this can be approved without the needed municipal plans in place. Further review and discussion with the Select Board would be needed.

Many Regards,

Village Steering Committee