

Joe Colangelo

From: Alex Weinhagen <hinesburgplanning@gmavt.net>
Sent: Friday, February 08, 2013 5:19 PM
To: 'Gail Henderson-King'
Cc: 'David G. White'; 'Joe Colangelo'; 'Rocky Martin'
Subject: RE: Firehouse Plaza Curb Cut Permit

Gail,
Clearly all the improvements in the Commerce Street right of way need to be approved by the Selectboard – i.e., not just the curb cut changes, but also the widening, restriping, etc. It makes sense to me to simply present the proposed improvements to the SB on February 18, and then acknowledge that construction is so far out into the future that any SB approval should come later – i.e., after the Act 250 review and appeals are complete.

This way, the SB isn't in an awkward position of granting a permit that we all know will expire before any construction, and one based on plans that could change pending the Act 250 review. However, you have still run it by the Selectboard, and have their early feedback in case they see any significant issues.

I don't know if the Selectboard would consider extending a permit if it were to be granted now, and it were due to expire prior to construction.

Alex Weinhagen
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From: Gail Henderson-King [mailto:ghendersonking@whiteandburke.com]
Sent: Wednesday, February 06, 2013 9:57 AM
To: Alex Weinhagen
Cc: David G. White; Joe Colangelo; 'Rocky Martin'
Subject: Re: Firehouse Plaza Curb Cut Permit
Importance: High

Alex,

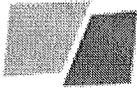
Thank you very much for the heads up on this - we appreciate receiving a heads up before the Select Board meeting.

After looking at the discussion below, this seems reasonable to hold off on the curb cut changes to the Firehouse Plaza as part of the curb cut permit.

Does it make sense for us to edit the curb cut permit application to cover the other improvements on Commerce Street so they can get approved? Obviously, Hannaford is not going to build any improvements until after the environmental court appeals are heard and decided. Can the Select Board renew or extend this permit after one year?

Gail

Gail Henderson-King
Project Manager



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On 2/5/2013 7:05 PM, Alex Weinhagen wrote:

Gail,

In the spirit of "no surprises", please see the email below regarding your request that the Selectboard approve a curb cut changes to the Firehouse Plaza. Aubuchon does have an application in with the DRB to modify the access plan to allow for the curb cut change. Unfortunately, this application has not yet been reviewed by the DRB. Aubuchon has requested continuances on two separate occasions. In fact, they were supposed to be reviewed by the DRB tonight, but contacted us today to request more time.

Given that, and as noted below, the P&Z Department feels it is prudent for the Selectboard to wait on approving Hannaford's request to modify the Firehouse Plaza curb cut.

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From: Alex Weinhagen [<mailto:hinesburgplanning@gmavt.net>]
Sent: Tuesday, February 05, 2013 3:52 PM
To: 'Joe Colangelo'; 'mike anthony'; 'Peter Erb'; 'Rocky Martin'
Subject: RE: Hinesburg Curb Cut Permit

Joe,

Got it. Peter and I discussed the proposed curb cut work for Firehouse Plaza. At the Feb 18 meeting, I'll be recommending that the Selectboard hold off on approving the Firehouse Plaza curb cut changes.

Primarily, this is because Aubuchon Realty (the landowner) needs DRB review and approval for changes to their site plan (access, parking, etc.) in conjunction with this new curb cut on Commerce Street. It's possible that certain adjustments to the work Hannaford proposes will be illuminated during the Aubuchon Realty site plan review. In other words, the curb cut plan for Firehouse Plaza submitted by Hannaford may not be the final plan. As such, it makes little sense for the Selectboard to approve what amount to a draft plan that still requires coordination with both the landowner (Aubuchon Realty) and the DRB.

Secondarily, Hannaford does not need this particular curb cut approval right away. Furthermore, curb cut approvals by the Selectboard expire after 9 months if the improvements are not installed. Given the need for the Act 250 review and the need to adjudicate the Environmental Court appeals, it seems silly for Hannaford to install the proposed improvements this year – i.e., no need for curb cut approval just yet.

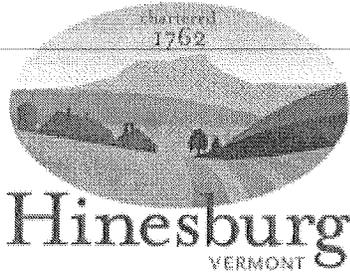
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From: Joe Colangelo [<mailto:jcolangelo@hinesburg.org>]
Sent: Tuesday, February 05, 2013 2:05 PM
To: 'Alex Weinhagen'; 'mike anthony'; 'Peter Erb'; 'Rocky Martin'
Subject: FW: Hinesburg Curb Cut Permit

Here is the updated curb-cut permit from 1/30. For review prior to next Friday's Selectboard packet as part of the Hannaford permit applications.

-joe-

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From: Gail Henderson-King [<mailto:ghendersonking@whiteandburke.com>]
Sent: Wednesday, January 30, 2013 10:45 AM
To: Joe Colangelo
Cc: 'Alex Weinhagen'; 'Rocky Martin'; 'Michael Anthony'; David G. White; Paul O'Leary
Subject: Re: Hinesburg Curb Cut Permit

Good morning Joe,

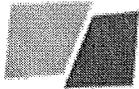
The curb cut permit application is really for work on Commerce Street at the Commerce Street Extension intersection and the curb cut at Fire House Plaza.

For the Commerce Street intersection at Commerce Street, we are changing the radius on the western side of Commerce Street - see Sheets C2: Overall Plan and C4: Utility Plan. We are also closing the access to Fire House Plaza closest to Route 116 and constructing a new entrance to the east directly across from the Mobil Station access - see Sheets C2: Overall Plan and C4: Utility Plan. Paul and I left 3 sets of plans with Rocky that includes these sheets. However, I am also attaching these sheets here for your use.

I have edited the permit application to cover both, which is attached.

Gail

Gail Henderson-King
Project Manager



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On 1/30/2013 9:41 AM, Joe Colangelo wrote:

Dear Gail:

We need clarification on the driveway curb-cut permit which was handed to us as part of the Hannaford project. The curb-cut permit appears to be for the same cut as the existing National Bank of Middlebury's curb-cut. Is your driveway curb-cut permit application for widening that existing cut? If so, can you please provide us with additional details specific to the proposed widening? Furthermore, we did not receive a curb-cut application for Fire House Plaza. Is this application forthcoming as part of your Hinesburg permit materials?

Thanks,

-joe-

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