

2-LOT SUBDIVISION PRELIMINARY PLANNED UNIT DEVELOPMENT REVIEW.

Owner: Haystack Crossing LLC, Barbara Bissonette 10632 Route 116, Hinesburg, VT 05461	Applicant: Town of Hinesburg, Joe Colangelo
Surveyor/Engineer: Lamoureux & Dickenson	Property Tax Parcel: 16-20-56.500 Approximately 84.5 acres

BACKGROUND

The Applicant is requesting Preliminary Plat approval of a 2-lot Planned Unit Subdivision of a lot that spans the Village NW district (in the Village Growth Center) and the Agricultural (AG) district. The subject parcel is the remainder of the previous Bissonette Family subdivision, “Haystack Crossing” and is 84.56 acres, labeled lot #4, parcel number 16-20-56.500. The 11 acre lot that is proposed to be created is in the AG district portion of the property and would be used for Hinesburg municipal recreational fields and accompanying infrastructure with an access road leading to it. The 46 acre portion of this parcel that is in the AG district consists of approximately 17 acres of cultivated fields (where the rec. field lot will be) and 29 acres of managed forest to the west, the lower portions being clay plain forest which then extends up to a knob on the north.

It should be noted that several portions of a preliminary plat review process are being postponed until the final plat review which will make for a longer review process at that point. They are site plan review, Conditional use review for flood areas, all of the engineering details for the fields, roads, wastewater infrastructure, possibly the electrical connection, and landscaping plans and budget. While we would normally get much more details at this stage of review, the applicant has addressed much of what was required in the sketch plan decision and, as long as the DRB and the applicant recognize that the devil may be in the details, which are unknown at this point, I see no reason not to proceed. The narrative addresses issues other than these in detail and please refer to it.

STAFF COMMENTS - pay particular attention to underlined areas

There is a class III wetland of approximately 1000 square feet delineated under the proposed ball field. Given the protection offered to the rest of the mapped wetland areas, filling of this area appears minor. A larger issue, however, is the fact that an old drainage way where the stream that bounds this lot on the north and west used to flow before it was diverted cuts directly across the proposed recreational fields. **The engineering in the final plat application should specifically address the possibility that in an extreme event this stream could jump the artificial water course that it is now constrained to and flow through the recreational field infrastructure, damaging it.**

As well the new road could interrupt sheet flowing of stormwater that now appears to occur and this possibility should also be addressed in the design of the new road.

Conditions from Sketch Plan Approval

- 1) The Applicant shall provide all the documentation required for Preliminary Plat review as stated in Section 4.1 of the Hinesburg Subdivision Bylaws.

While the regulations (zoning 4.3 and subdivision 4.1.1(22) require a site plan at this point in the review process, the applicant would like to waive this requirement until the final plat application.

- 2) If application as a PUD is made, all the documentation required from section 4.5 of the zoning Regulations shall be provided.

The master plan has not been redone to reflect the relocation of the stormwater infrastructure and it also doesn't address where development should be located within the AG portion of the PUD. While this application is a PUD primarily to allow the density from the recreational fields to be reserved for development elsewhere in the AG district, designation as a PUD has other ramifications as well.

Planned Unit Developments (PUDs), per section 4.5 of Zoning, are intended to, among other things, cluster development, avoid the fragmentation of productive farmland, forest and wildlife habitat, maintain Hinesburg's rural, open character, facilitate the adequate and economical provision of streets and utilities and protect significant natural, cultural and scenic features as described in the Hinesburg Town Plan. While the application narrative states that the density transfer for development will "likely" occur in the area of the master plan that is proposed for development, the general and design standards required in the PUD review process clearly indicate that it should only occur there, and not elsewhere, i.e. in the western portion of the property. DRB acceptance of this application as a PUD should address this and confine future development to this portion of the AG district.

- 3) The preliminary plat shall include the following:

- a) Access to the western portion of the property that avoids the flood hazard areas and the 75 foot stream setback as much as possible, crossing them directly instead of traveling down their distance.

The proposed relocation of the northern boundary of the lot to create a 100 foot wide connecting strip to the western portion of the remainder lot provides more area for an access to be located there. **It should be noted, however, that that access to the retained western portion of the Haystack property has to take place in a location limited by flood plains in a 25 foot wide strip outside of the buffer area and this may preclude the creation of access for uses other than forestry in this area.**

This review hasn't addressed traffic in any way, as it seemed probable that the traffic generated from games held on these fields will be on weekends and at other times other than peak traffic times. It may be, however, that some **projection of traffic levels should be submitted to insure that a more thorough traffic study isn't required.**

Signage hasn't been considered, and to my knowledge no area has been reserved for a cluster Haystack sign for the development. Any other signage wouldn't be permitted except for state highway signs.

Respectfully submitted,

Peter Erb

cc: Applicant, Recreation Committee, Owners