

## Joe Colangelo

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**From:** Alex Weinhagen <hinesburgplanning@gmavt.net>  
**Sent:** Friday, November 22, 2013 2:57 PM  
**To:** 'Joe Colangelo'  
**Cc:** jtrefry@hinesburg.org  
**Subject:** school census & new development

Joe,  
It's hard for me to predict with any certainty the impacts or timing of possible new development on the school census. We have one big residential development nearing completion:

- Hinesburg Center Phase One (in village next to Bristol Bakery) - 12 apartment units nearing completion, two-bedroom units

We have three big residential developments in the works:

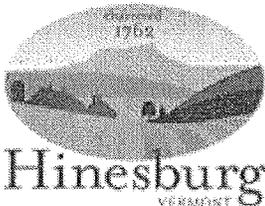
- Norris (south end of village area) - 24 units, two-bedroom condo-style, approximately 1200 sq feet per unit
- Hinesburg Center Phase Two (west of phase one, north of Creekside neighborhood) - 38+ units, 17 single-family homes, 21 affordable apartment units (most two-bedroom) – additional units possible
- Black Rock Construction (in village, west side of Route 116, across from NRG) – number of units uncertain as application not yet submitted, possibly as many as 150+ units, most single-family dwellings, but some apartments/condos

Keep in mind that none of these three big projects can go to construction until the Town's water supply issue is resolved. Rocky tells me such a solution is probably still two years out. Also, keep in mind that the permit review process is just beginning on Hinesburg Center Phase Two, and hasn't even started (no application yet) on the Black Rock Construction project. That review process (local and State) will likely take another year or two.

Also keep in mind that build out of big projects like these take years to complete. Even if Hinesburg Center Phase Two and Black Rock Construction got permits expeditiously (i.e., one year), my guess is that we wouldn't see the full build out until probably 10 years from today.

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**From:** Joe Colangelo [<mailto:jcolangelo@hinesburg.org>]  
**Sent:** Wednesday, November 13, 2013 12:00 PM  
**To:** 'Alex Weinhagen'