

Renae Marshall

From: Alex Weinhagen <hinesburgplanning@gmavt.net>
Sent: Thursday, March 20, 2014 2:48 PM
To: Renae Marshall; 'Joe Colangelo'
Subject: Green Street Project Feedback
Attachments: vhfa_zoning_letter_022014.pdf

Renae, Joe,

Please pass along this message to the Selectboard, regarding the public hearing they are holding on March 24 about applying for a VT Community Development Program grant in support of the affordable housing proposed by Champlain Housing Trust (CHT) and Housing Vermont (HVT) as part of the Green Street development.

I spoke with Matt Moore of HVT on March 19, and heard from Amy Demetrowitz of CHT regarding the joint CHT/HVT effort to partner with Chris Snyder to build affordable housing as part of the Green Street development project – in the village area, off of Charlotte Road. They clarified that while the application for the VT Community Development Program grant needs to get started, the actual site plans for the project are still being designed. The sketch plan provided in your meeting packet is conceptual only, and will likely change. As a result, no plans have been submitted yet to the Planning & Zoning office for review.

This project will require substantial revisions to the Green Street project approval. Obviously, these revisions have not yet been reviewed by the Development Review Board (DRB) since the plans are still being finalized. Given that, I recommend the Selectboard grant authorization to CHT/HV to proceed with the grant application with the express understanding that acceptance of any grant award will be contingent on DRB approval of the project.

In February, I provided Matt Moore with a letter confirming that the project's proposed residential density was within the allowed limits, and that the proposed multi-family dwellings were an allowed use per the Zoning Regulations. Matt requested this letter to assist with the project's funding through VHFA. See the attached letter, in which I note the fact that the project will require DRB review.

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