



Town of Hinesburg
Planning & Zoning Department
10632 Route 116, Hinesburg, VT 05461
802-482-2281 (ph) 802-482-5404 (fax)
www.hinesburg.org

February 20, 2014

Joe Erdelyi
VHFA, Director of Development
164 Saint Paul Street
PO Box 408
Burlington, VT 05402-0408

Mr. Erdelyi:

I understand that Housing Vermont and the Champlain Housing Trust are seeking VHFA tax credits for a Hinesburg development (Green Street project), and that the application requires that they show the project is consistent with allowed development density outlined in the Town's Zoning Regulations. This letter is to confirm that their proposal for 22-24 residential dwelling units in several multi-family dwellings constitutes an allowed use in the proposed location (Village Zoning District) pursuant to section 3.5 of the Hinesburg Zoning Regulations. Multi-family dwellings are allowed as permitted or conditional uses in the Village District. Buildings with six or fewer dwelling units are a permitted use, and buildings with more than six dwelling units are a conditional use.

Furthermore, the proposal for 22-24 dwelling units as part of the Green Street project is well within (actually below) the allowed residential density limits for the Village District. The Green Street subdivision was originally approved by the Town's Development Review Board on May 1, 2007, and subsequently revised several times, with the most recent approval on October 18, 2011. This most recent approval allowed for the construction of 23 new dwelling units, of which only two have been fully constructed to date.

Keep in mind that this project will undoubtedly require substantial revisions to the Green Street project approval, and these revisions have not yet been reviewed by the Hinesburg Development Review Board. Although both the proposed use and residential density are consistent with our regulations, the overall project still requires DRB review to ensure it is consistent with the other aspects of our land use regulations. With that said, affordable, multi-family housing is a priority for new development in Hinesburg's village growth area. It is consistent with our needs as well as the vision outlined in our Town Plan. Please let me know if you have any questions.

Sincerely,

Alex Weinhagen
Director of Planning and Zoning
Email – hinesburgplanning@gmavt.net