TO: DRB, Planning Commission, and Selectboard

FROM: Barbara and Bob Forauer

RE: Haystack Development

DATE: March 31, 2014

We write to you as concerned and long time residents of Hinesburg.

FIRST: and foremost, we believe the Haystack proposal to be absolutely inappropriate to the rural nature of Hinesburg. It is inappropriate in size as well as how it affects the aesthetics of the town.

While cluster housing seems to be sensible, when one looks at the map of the proposal, its density appears to be that of a trailer park.

Increasing our town tax base will only happen when businesses are attracted to use existing developed spaces. More residential housing only brings more needs.

Residences increase traffic. A need for more traffic lights will only increase our already horrendous traffic situation. More vehicles affect our environment: the air quality, the noise levels, road maintenance, toxic water run off and sewage needs, and wildlife habitat.

Residences increase the need for more of our natural resources, especially water. A developer should be required to provide both the water and sewer to their project. These resources need to be self maintaining so that this burden not fall onto the town tax base and taxpayers who will never use these necessities.

The Haystack proposal of entering and exiting only to and from Rt. 116 is just inadequate and contributes to safety issues. This means more traffic lights in a very short area of need.

In times of excessive snow melt or heavy rains, both can lead to flooding. In this low land area already wet, will the runoff just transfer to Patrick Brook?

To the best of our knowledge, this piece of property was declared too wet an area in which to build a new school. Has this status changed? Judging by the inability of farmers to successfully use this area, we think there has been no change in the wetness.

It is very important to note that the timing is WRONG. Our economy is depressed. Who will buy these units? Are they to be low income? HInesburg already has housing sitting vacant. Will this create more vacancies?

More people bring a need for more services: Police, fire, road maintenance, library and families needing the Food Shelf resources. This is not how we envision growth for our village. As stated earlier, we believe this proposal to be unnecessary, inappropriate, and not in the best interests of rural Hinesburg.