



Trevor Lashua <tlashuahvt@gmavt.net>

RE: Hinesburg Center II - Density Bonus Packet for Select Board

1 message

Alex Weinhagen <hinesburgplanning@gmavt.net>

Tue, Feb 17, 2015 at 6:17 PM

Reply-To: hinesburgplanning@gmavt.net

To: Trevor Lashua <tlashua@hinesburg.org>

Cc: Peter Erb <hinesburgzoning@gmavt.net>

Trevor,

Mike Buscher's information for the Selectboard generally reflects what the developer discussed with the DRB on January 20. His scenario #1 is what was proposed to the DRB, although he has added more details on possible play structures and how the budget could break down. Scenario #2 was not specifically discussed with the DRB; however, some DRB members did wonder what it would take to do more than just the playground.

Section 2.9.2 of the Zoning Regulations requires DRB approval with Selectboard consultation for public infrastructure density bonuses. Given that, both staff and the DRB advised the developer to start the conversation with the DRB (January 20 meeting), and then discuss the concept with the Selectboard.

In addition to the developer's proposal, please provide the Selectboard with the two attached documents for reference:

- **January 20 DRB meeting minutes** – details of the density bonus conversation with the DRB
- **Zoning Regulation excerpts** – details the desired development density in the Village Zoning District (section 2.4), and the public infrastructure bonus option (section 2.9.2).

Please let the Selectboard know that the DRB is reviewing conceptual plans for the project. In other words, we need input on whether the concept of the public infrastructure being proposed makes sense for the bonus requested. The DRB felt it does pending Selectboard input, but reserved judgment on exactly how much needs to be contributed to achieve the public infrastructure in question – i.e., they may require a larger contribution based on Town cost estimates or for more Town Green infrastructure. Similarly, if the Selectboard is amenable to the concept, it can simply give input without making any final judgment until the details are further fleshed out. For example, prior to any final approvals, I think it would be wise for the Town to get our own specific cost estimates for the playground area. Depending on the likely equipment and the need for associated landscaping (not included in the developer's scenario #1 estimate), our estimate may be more than what the developer is proposing. Might be something for the Recreation Commission to look into if the DRB grants the project sketch plan approval.

Also, please let the Selectboard know that the Hinesburg Center Phase 2 project plans are available on the Town website. The developer is revising these based on feedback to date, but what's on the website is still helpful if they want to see the conceptual plan for the development. Feel free to convert this email into a PDF for the Selectboard packet as an easy way to convey all this to the Selectboard.

Alex Weinhagen

Director of Planning & Zoning, Town of Hinesburg

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From: Trevor Lashua [mailto:tlashua@hinesburg.org]

Sent: Tuesday, February 17, 2015 4:03 PM

To: 'Alex Weinhagen' (aweinhagen@hinesburg.org); hinesburgzoning@gmavt.net

Subject: Fwd: Hinesburg Center II - Density Bonus Packet for Select Board

I see that you're both copied on this: does this match what has been discussed at the DRB level? Did the DRB ask him to take the SB's temperature on the proposed improvements, or is he looking for an audience with them on his own?

Let's try to touch base tomorrow or Thursday. Thanks. -T

----- Forwarded message -----

From: **Michael J. Buscher** <mike@tjboyle.com>

Date: Tue, Feb 17, 2015 at 3:15 PM

Subject: Hinesburg Center II - Density Bonus Packet for Select Board

To: Trevor Lashua <tlashua@hinesburg.org>

Cc: Brett <brett@milotrealestate.com>, "<hinesburgplanning@gmavt.net>" <hinesburgplanning@gmavt.net>, Peter Erb <hinesburgzoning@gmavt.net>

Trevor,

Please find the attached PDF of a letter and attachments regarding the Hinesburg Center II project's request to achieve a density incentive through contribution to the Lot 1 Town Common. Please let me know if there are any comments or questions, or if you would like me to provide printed copies.

Best regards,

Mike

Michael J. Buscher ASLA, PLA

landscape architect / principal

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Trevor Lashua | Hinesburg Town Administrator

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2 attachments



drb_minutes_012015_approved.pdf

125K



zoning_excerpts_120814.pdf

72K