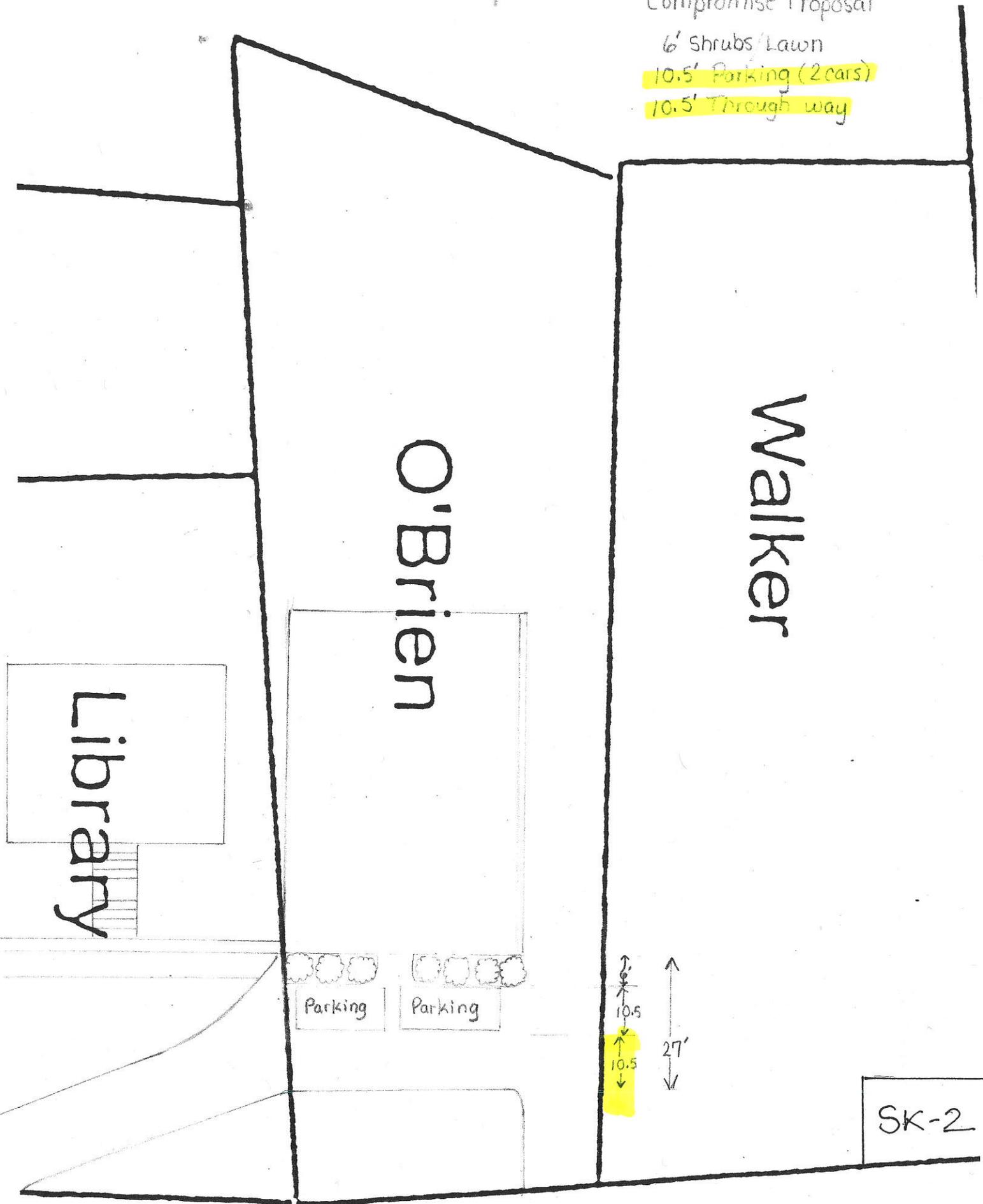


Compromise Proposal

6' Shrubs/Lawn

10.5' Parking (2 cars)

10.5' Through way



SK-2



Will Patten <willpattenvt@gmail.com>

Fwd: permits for thrift shop

1 message

Kathleen Patten <kmpatten@gmavt.net>
To: Will Patten <willpattenvt@gmail.com>

Mon, Jun 15, 2015 at 4:28 PM

From: "Peter Erb" <hinesburgzoning@gmavt.net>
To: "kmpatten@gmavt.net" <KMPatten@gmavt.net>
Cc: hinesburgplanning@gmavt.net
Sent: Monday, June 15, 2015 2:15:27 PM
Subject: RE: permits for thrift shop

Kathleen, see the E mail below from Alex regarding the area. I am almost positive that Michael G. told me that part of the basement was a utility space, which wouldn't count in the square foot area however the area should be confirmed because there is a long waiting period to get in front of the DRB.

Regarding the site plan issue, there are no site plans in our records for parking that are valid. There is one for a conditional use application from Ralph Summers, however that permit expired and the plan along with it. There are a series of actual plans, however they are for signs and not applicable to parking.

Something which has to be kept in mind is that a minimum of three parking spaces were required and a lane has to be kept available at all times to access the former library. If you think that this will be an issue I strongly recommend that you get this figured out now, since it appears it will be very difficult to get more parking spaces, although there may be a couple available along the road.

I have been copying Alex on these E mails since I am leaving and it may be that the two of you will have to work this one out. Peter

Peter Erb

Hinesburg Zoning Administrator

482 2281 X 228

hinesburgzoning@gmavt.net

10632 Route 116,

Hinesburg, VT. 05461

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From: Alex Weinhagen [<mailto:hinesburgplanning@gmavt.net>]
Sent: Monday, June 15, 2015 11:27 AM
To: Peter Erb
Subject: RE: permits for thrift shop

Peter,

Do you know how much of the basement floor the thrift shop will use? If it's over 1,000 square feet, I think it will need conditional use review. The assessor card shows a basement of 1308 square feet, but also indicates the finished commercial use is in the front portion that is only about 760 square feet.

Operating under the previously approved site plan makes sense. We've got to be sure that the approved parking is adequate for the new use. Did you find an approved site plan showing parking spaces in the file?

Alex Weinhagen

Director of Planning & Zoning, Town of Hinesburg

hinesburgplanning@gmavt.net

www.hinesburg.org - Planning/Zoning page

802-482-2281 ext. 225

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From: Peter Erb [mailto:hinesburgzoning@gmavt.net]
Sent: Monday, June 15, 2015 10:53 AM
To: KMpatten@gmavt.net
Cc: 'Alex Weinhagen'; Renae Marshall
Subject: permits for thrift shop

Hi Kathleen,

Regarding your question about permits that might be necessary for the Thrift shop, basically if you can operate under the conditions of the various permits that I have attached to this E mail, the only permit necessary would be a change in use approval from the ZA. The fee for it is \$35, and maybe the Selectboard would waive it???

If you couldn't operate under the various permit conditions (attached) that currently exist then you would have to apply to the DRB for a revision to them. The one about employees parking in Lantmans, I imagine would be ignored until parking issues occur, and then it would be part of the solution to them.

Please let me know that you received this and if you have questions let me know

Thanks Peter

Previous site plan conditions for this property Tax Map # 20-50-51

Valley print and mail – 11/18/85

A lane will be kept open for vehicle access to the library and for the free flow of traffic. The Planning commission's major concern is parking and if an alternative parking arrangement can be made revise site plan approval can be sought.

If experience indicated inadequate parking or unsafe traffic flow, the applicant shall immediately present a proposed modification of the site plan to the HPC.

Lynn Furno flower shop 3/7/96

All employees of the business shall park in the Lantman parking lot in a location approved by the owner of Lantman.

A lane shall be kept open at all times to provide vehicle access to the library and to maintain access through the site.

Wild Thymes Flower shop – until present

Operated under the previous site plan approvals

Sumner commercial to additional apartment 3/13/01 approx

There was a variance requested which apparently morphed into a conditional use approval to convert the commercial space into an apartment. A zoning permit was never received and this permit expired.

Holly Boardman received a permit to operate "Clover Creek" in the building to the south and access to this property through the now Grillo property was discussed. Ralph Sumner presented a site plan, modified from the now expired apartment conditional use approval, that indicated that the Boardman's would be able to travel across the Sumner property to access their lot (the former library) There are no conditions in the 11/7/01 permit that contain specific conditions that apply to the Sumner - Grillo property and there was discussion that the Boardmans should obtain an easement from the Sumners