



September 1, 2016

Mr. Trevor Lashua, Town Administrator  
Town of Hinesburg Select Board  
10632 VT Route 116  
Hinesburg, Vermont 05461

Dear Mr. Lashua:

On behalf of the University of Vermont Medical Center (UVM Medical Center), I would like to request placement on the September 19<sup>th</sup> Select Board agenda to discuss the rejection of the Alfalfa Lane Irrevocable Offer of Dedication as part of the Bissonette Subdivision. Following is more information on this request.

The UVM Medical Center wants to purchase Lot #2 in the Bissonette Subdivision for preserving their future development rights. In order to do this, they need to have Lot #2 contiguous with their existing lot, which is separated by the proposed Alfalfa Lane. The creation of Alfalfa Lane will result in worse traffic conditions along Shelburne Falls Road and is not needed for access into Lot #4 of the Bissonette Subdivision.

### **History**

The UVM Medical Center received Site Plan approval from the Town of Hinesburg Development Review Board (DRB) for a new family health clinic (known as the Hinesburg Family Practice) on a 2.28-acre parcel known as Lot #1 of the Bissonette Subdivision located on the Shelburne Falls Road on February 5, 2013. Attached is the approved Bissonette Subdivision plat from 2013.

Lot #1 is one of 4 lots in the Bissonette Subdivision, which was approved by the DRB in 2011. This subdivision also includes two planned roadways known as Haystack Road (previously referred to as West Side Drive) and Alfalfa Lane. Haystack Road, proposed

to connect with Farmall Road between Lots #1 and #3 and over Lot #4. It was partially constructed to serve the Hinesburg Family Practice. Alfalfa Lane is proposed to access Lot #4 between Lots 1 and 2. Alfalfa Lane is located between Haystack Road and Route 116 off of the Shelburne Falls Road. It has not been constructed, but an Irrevocable Offer of Dedication was filed with the town when the subdivision was created back in 2013.

**Project**

The UVM Medical Center wants to purchase Lot #2 of the Bissonette Subdivision in order to preserve their potential development rights. For this to work, they would like to have Alfalfa Lane removed so the lots will not be separated by a roadway.

As you know, traffic along Route 116 is high with morning and evening rush hours the busiest times of the day. The elimination of Alfalfa Lane will help with reducing future potential traffic conflicts and concerns because of its close proximity to the Shelburne Falls Road / Route 116 / CVU Road intersection. This road is not needed as Lot #4 of the Bissonette Subdivision has access via Haystack Crossing Road that will connect Shelburne Falls Road and Farmall Drive. Also, there is the potential of limited access off of Route 116 across from Rugg Road.

In order to eliminate Alfalfa Lane between Lots #1 and #2, the Irrevocable Offer of Dedication to the Town needs to be rejected and the subdivision amended. We are planning to go to the DRB in October to amend the original Bissonette subdivision. We would like to discuss this with the Select Board first to determine their willingness to reject the Alfalfa Lane Irrevocable Offer of Dedication. We would like to be placed on the September 19<sup>th</sup> agenda to discuss this matter with the Select Board.

Thank you for your consideration. Please let me know if you have questions or need additional information.

Best,



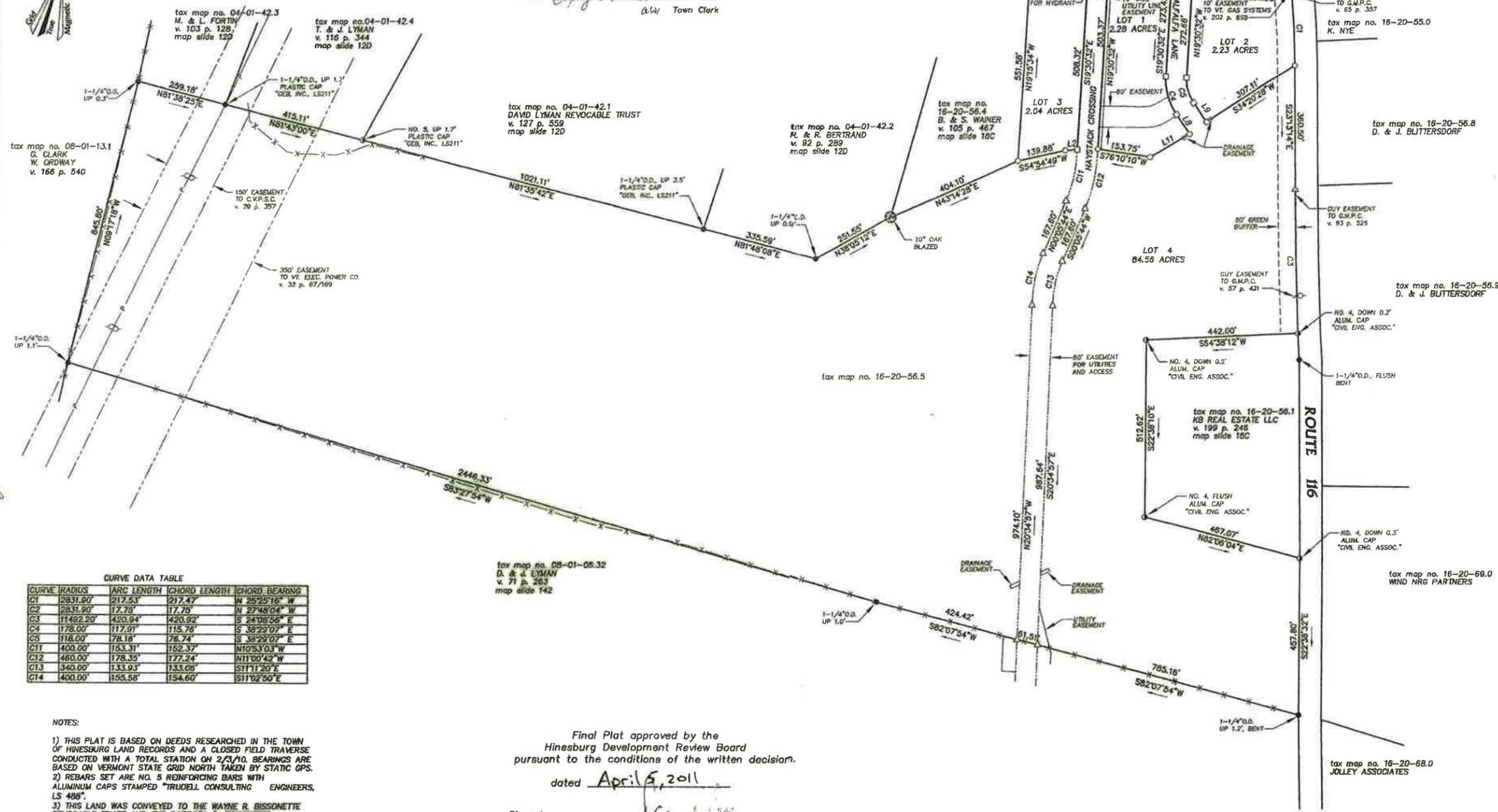
Gail Henderson-King

Attachments

C: Dave Keelty



HINESBURG TOWN CLERK'S OFFICE  
 Received for recording:  
 This 22 day of September 2011  
 At 9 O'clock 45 Minutes A.M.  
 and recorded in Slide 191A  
 Attest: *Cheryl Hubbard*  
 Town Clerk



LINE DATA TABLE

LINE	BEARING	DISTANCE
L1	N 19°15'34" W	8.42
L2	N 63°37'09" E	34.83
L3	N 71°00'42" E	167.02
L4	N 70°54'01" E	60.00
L5	N 75°24'55" E	105.58
L6	N 70°08'33" E	25.38
L7	N 71°13'29" E	60.00
L8	S 67°27'42" E	67.54
L9	N 67°27'42" W	66.86
L10	N 70°54'01" E	52.36
L11	S 36°38'57" W	131.38

CURVE DATA TABLE

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C1	2831.90'	217.53'	217.47'	N 26°25'16" W
C2	2831.90'	17.75'	17.75'	N 27°48'04" W
C3	11492.20'	420.94'	420.92'	S 24°08'56" E
C4	178.00'	117.91'	115.76'	S 38°29'07" E
C5	118.00'	78.18'	76.74'	S 38°29'07" E
C11	400.00'	153.31'	152.37'	N10°33'03" W
C12	450.00'	178.35'	177.24'	N11°00'42" W
C13	340.00'	133.93'	133.06'	S11°11'20" E
C14	400.00'	155.58'	154.60'	S11°02'50" E

- NOTES:
- THIS PLAT IS BASED ON DEEDS RESEARCHED IN THE TOWN OF HINESBURG LAND RECORDS AND A CLOSED FIELD TRAVERSE CONDUCTED WITH A TOTAL STATION ON 2/3/10. BEARINGS ARE BASED ON VERMONT STATE GRID NORTH TAKEN BY STATIC GPS.
  - REBARS SET ARE NO. 5 REINFORCING BARS WITH ALUMINUM CAPS STAMPED "TRUDELL CONSULTING ENGINEERS, LS 488".
  - THIS LAND WAS CONVEYED TO THE WAYNE R. BISSONETTE REVOCABLE TRUST AND THE BARBARA B. BISSONETTE REVOCABLE TRUST IN VOLUME 195 PAGE 28 AND IS SHOWN ON A PLAT ENTITLED "PROPERTY OF HOWARD AND NORMA RIGGS" WHICH IS RECORDED IN MAP SLIDE 18C.
  - DISTANCES ARE SHOWN TO THE HUNDREDTH OF A FOOT AND BEARINGS ARE SHOWN TO THE SECOND FOR MATHEMATICAL CLOSURE PURPOSES ONLY.
  - AN ATTEMPT HAS BEEN MADE TO IDENTIFY OR DELINEATE EASEMENTS, RIGHTS OF WAY, LEASE LANDS, ENCROACHMENTS, ETC. OBSERVED IN THE FIELD OR READILY FOUND IN THE LAND RECORDS. ADDITIONAL ENCUMBRANCES MAY EXIST WHICH ARE NOT SHOWN ON THIS PLAT.
  - EXISTING UNDERGROUND UTILITY LINES SHOWN ARE BASED ON ABOVE GROUND STRUCTURES AND PLANS OF RECORD. ACTUAL LOCATION OF UNDERGROUND LINES MAY VARY. ALL PROPOSED UTILITY SYSTEMS SHALL BE LOCATED UNDERGROUND THROUGHOUT THE SUBDIVISION. THE PROPOSED UTILITY LOCATIONS MAY BE MODIFIED SLIGHTLY WHEN INSTALLED, DUE TO UNFORESEEN SITE CONSTRAINTS (E.G. LEDGE).
  - ROUTE 116 HAS A FOUR (66') RIGHT OF WAY AS DETERMINED BY PLANS OF RECORD AND VERMONT AGENCY OF TRANSPORTATION PLANS OF PROJECT NO. ST 140 N & M.

Final Plat approved by the  
 Hinesburg Development Review Board  
 pursuant to the conditions of the written decision.  
 dated April 5, 2011  
 Signed: *[Signature]*  
 Hinesburg DRB Chairperson or Clerk



- LEGEND
- REBAR ( TO BE SET )
  - IRON PIPE ( FOUND )
  - CONCRETE MONUMENT ( FOUND )
  - CONCRETE MONUMENT ( TO BE SET )
  - REINFORCING BAR ( FOUND )
  - △ CALCULATED POINT
  - ▽ UTILITY POLE
  - OVERHEAD UTILITY LINES
  - - - BARBED WIRE FENCE
  - C1 CURVE DATA TABLE REFERENCE
  - L1 LINE DATA TABLE REFERENCE



Subdivision Plat  
 BISSONETTE REVOCABLE TRUST  
 Shelburne Falls Road  
 Hinesburg, Vt.

TRUDELL CONSULTING ENGINEERS (TCE)  
 478 West Park Road, P. O. Box 308 Williston, Vermont 05495 (802) 879-4351

Drawing number 2009050-41, Est. 4  
 Project mgr. JPP, Drawn SDT  
 Date 2/8/10, Scale 1"=198'  
 Field Book 301, Disk 50  
 Sheet 1 of 2

Scott D. Taylor (Signature)

191-A



tax map no. 16-20-28.0  
B. YARWOOD  
W. STEIN

tax map no. 16-20-37.0  
C. D. CAIRNS  
IRREVOCABLE TRUST

tax map no. 16-20-39.0  
MERCHANTS BAIK

tax map no. 16-20-44.0  
A. & G. RIGGS



HINESBURG TOWN CLERK'S OFFICE  
Received for recording:  
This 24 day of Sept, 2011  
At 9 O'clock PM Minutes 14 M.  
and recorded in Slide 191B  
Attest: [Signature]  
1697 Town Clerk

tax map no. 16-20-56.4  
B. & S. WARNER  
v. 103 p. 487  
map slide 18C

tax map no. 04-01-42.2

tax map no. 16-20-53.0  
K. NYE

tax map no. 16-20-56.8  
D. & J. BLITTIERSDORF

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pursuant to the conditions of the written decision.  
dated April 5, 2011

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Hinesburg DRB Chairperson or Clerk

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L8	S 57°27'48" E	57.54'
L9	S 57°27'48" W	58.88'
L10	N 70°54'01" E	52.36'
L11	S 38°38'57" W	131.38'



REVISIONS

Revision No.	Description	Date	By
1	REVISE LOT 4	4/2/11	SBT

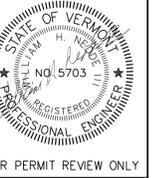
- LEGEND
- REBAR ( TO BE SET )
  - IRON PIPE ( FOUND )
  - CONCRETE MONUMENT ( FOUND )
  - CONCRETE MONUMENT ( TO BE SET )
  - ⊙ REINFORCING BAR ( FOUND )
  - △ CALCULATED POINT
  - UTILITY POLE
  - OVERHEAD UTILITY LINES
  - BARBED WIRE FENCE
  - CT CURVE DATA TABLE REFERENCE
  - L1 LINE DATA TABLE REFERENCE

Subdivision Plat  
BISSONETTE REVOCABLE TRUST  
Shelburne Falls Road  
Hinesburg, Vt.

TRUDELL CONSULTING ENGINEERS (TCE)  
478 Main Park Road P. O. Box 208 Williston, Vermont 05495 (802) 879-0331

Drawing number 2009020-14, Est. 5  
Project mgt. JRC, Estimator GBT  
Date 8/19/10 Scale 1"=50'  
7500 Book 301, Tab 50  
Sheet 2 of 2

191B



FOR PERMIT REVIEW ONLY

CIVIL ENGINEER  
Krebs & Lansing Consulting Engineers, Inc.  
100 Main Street, Suite 201  
Colchester, VT 05446  
T: (802) 878-0975  
F: (802) 878-9618  
email@krebsslanning.com

SCOTT + PARTNERS  
ARCHITECTS  
20 main street essex junction vermont 05452  
p. 802.879.5163 t. 802.872.2764  
architecture  
planning  
interiors

Fletcher  
Allen  
HEALTH CARE  
project:  
P.O. Box 1063  
COLCHESTER AVE.,  
BURLINGTON, VT 05402-1063  
drwg. title  
HINESBURG FAMILY PRACTICE  
HINESBURG, VERMONT

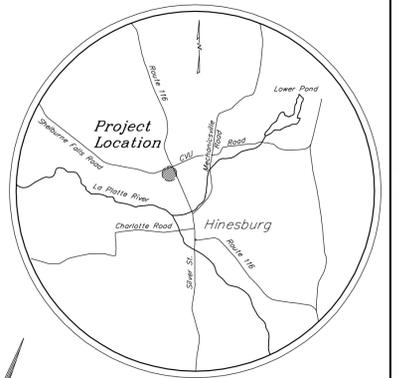
scale: 1"=30'  
project no. 12160  
checked by: WHN  
drawn by: TJB/HKW  
date: 10.29.2012

date	revisions
12-13-12	parking, pond, bid misc.
12-27-12	pond outlet location
1-3-13	pond fencing, solar panels
1-15-13	crosswalk added, misc.
1-18-13	pond outlet, notes
1-21-13	sanitary sewer
1-30-13	driveway to town road, misc.
2-11-13	conduit conduit added
2-27-13	sanitary co added, misc.

sheet title:

UTILITY PLAN

sheet no.  
**SP-2**



Location Map  
N.T.S.



### Legend

	Survey Control Point
	Concrete monument found
	Iron pipe found
	Utility pole
	Water shut off
	Water valve
	Hydrant
	Gas valve
	Sign
	Utility Pedestal
	Proposed Light Post
	Finish Grade Spot Elevation
	Traffic Flow Direction
	Drainage Flow
	Proposed Solar Panel
	Sewer Line / manhole
	Water Line
	Gas Line
	Underground power & telephone
	Underground Communications
	Existing Contours
	Existing Treeline
	75' Stream Setback
	Existing Wetlands
	Property line / right of way
	Easement Line
	Proposed Sewer Line
	Proposed Water Line
	Proposed Storm Line
	Proposed Communications Conduit
	Proposed Underground Power
	Finish Grade Contours

### Notes

- Boundary lines shown are based on "Subdivision Plat-Bissonette Revocable Trust", prepared by Trudell Consulting Engineers revised date 12/15/11.
- Northerly lot line bearings and distances as follows:  
 CM4 to IP1 N70°54'01"E 52.36'  
 IP1 to IP2 N75°24'55"E 105.58'  
 IP2 to CM2 N70°06'33"E 25.38'
- New site electrical information shown on this plan is for coordination purposes only. Refer to Electrical Site Plan for design and specifications.

