

Quitter's Ranch, LLC
Lot 4 Subdivision Revision
Gilman Road, Hinesburg, Vermont
Tax Map # 09-02-38.800
April 17, 2024

Project Description

On behalf of Quitter's Ranch, LLC (Landowner), Karen & Tim Cornish (Applicants) are proposing a Subdivision Revision relative to their 6.44± acre parcel of land (Lot 4) located along the easterly side of Gilman Road in Hinesburg. As a result of this revision, the existing building envelope will be reconfigured to be generally below the drive & parking area. This revision will provide a more suitable building location between the primary and replacement wastewater system areas, while reducing impact into the existing tree line.

Town of Hinesburg, Subdivision Regulations

In accordance with **Section 5.1 Application of Planning Standards** of the Town of Hinesburg Subdivision Regulations, the Development Review Board (DRB) shall evaluate any subdivision in accordance with the following standards, based on the goals and objectives identified in the Town Plan:

- **5.1.1 Suitability for Development** – The proposed improvements are not located in areas that are subject to periodic flooding, improper drainage, exposed rock formations and/or other adverse earth formations and/or topography. There are no easements or other features that would be harmful to the safety, health and general welfare of the present or future inhabitants of the subdivision and/or its surrounding area.

The property contains small isolated patches of steep slopes in the vicinity of the proposed development. These areas are barely discernable as they are very close to 25% slope and are not part of any substantial steep slope/bank/hillside. A benefit of the proposed revision will be greater separation between the building envelope and the more substantial bank of steep slopes immediately to the west.

- **5.1.2 Natural Features Protection** – The proposed revision will increase the protection of the development area's most important natural resources. Primarily, the adjusted building envelope line will reduce impact into the existing tree line and provide greater separation between the building envelope and the bank of steep slopes immediately to the west.
- **5.1.3 Cultural Features Protection** – The subject parcel does not contain any known historic sites or structures. The proposed revision will maintain and enhance the rural character of the area by relocating the building envelope to be lower on the site and less visible, while also maintaining more of the existing tree cover uphill to the west.
- **5.1.4 Open Space and Recreation** – N/A – The proposed revision will continue to allow for ample open space and recreation area on-site.
- **5.1.5 Compatibility with Surroundings** – The proposed revision will increase compatibility with surroundings by locating the development area lower on the site while maintaining more of the existing tree cover.

- **5.1.6 Transportation** – N/A – The proposed revision will not affect transportation, which will continue to be adequate for vehicular and pedestrian traffic.
- **5.1.7 Soil Erosion and Stormwater Runoff** – N/A – The proposed revision will not alter the soil erosion and stormwater runoff design for the property. All residential structures will be located within the building envelope and will be treated by simple disconnection to the level spreader, which is sufficient for the current house design as shown on the enclosed site plans. To be conservative, the level spreader berm is shown extended by 20-feet (from 66-ft. to 86-ft. length) to provide additional disconnection area.
- **5.1.8 Water Supply** – N/A – The subject parcel will continue to be provided water by the drilled well permitted under WW-4-5840 with no change to the design flows.
- **5.1.9 Wastewater Disposal** – N/A – The subject parcel will continue to be served by the on-site wastewater system permitted under WW-4-5840 with no change to the design flows.
- **5.1.10 Agriculture/Forestry** – N/A – The proposed revision will not impact agriculture or forestry.
- **5.1.11 Municipal Services** – N/A – The proposed revision will not impact municipal services.
- **5.1.12 Energy Conservation** – N/A – The proposed revision will not have a significant impact on energy conservation.
- **5.1.13 Compliance with Town Bylaws and Plan** – Although the proposed revision involves only a minor revision of the building envelope, this adjustment complies with the goals of the town for this rural, agricultural planning area/zoning district by reducing impact to the existing tree cover and locating the development at a lower elevation.

In accordance with **Article 6 – Required Improvements and Design Standards** of the Town of Hinesburg Subdivision Regulations, the Development Review Board (DRB) shall evaluate any subdivision in accordance with the following standards:

- **6.1 Streets and Driveways** – N/A – The proposed revision will not impact the gravel drive.
- **6.2 Curbs, Sidewalks and Pedestrian Accesses** – N/A – The subject parcel does not contain curbs, sidewalks or pedestrian accesses.
- **6.3 Outdoor Lighting** – Although specific outdoor lighting design is not part of this application, the proposed revision will allow for the development to be less visible at a lower elevation while preserving more existing tree cover. Therefore, the proposed revision will generally reduce the impact of outdoor lighting.
- **6.4 Shade Trees** – N/A – The proposed revision will reduce impact into the existing tree line; no shade trees are proposed.
- **6.5 Landscaping** – N/A – The proposed revision will reduce impact into the existing tree line; no additional landscaping is proposed.

- **6.6 Stormwater and Erosion Control** – N/A – The proposed revision will not alter the soil erosion and stormwater runoff design for the property. All residential structures will be located within the building envelope and will be treated by simple disconnection to the level spreader, which is sufficient for the current house design as shown on the enclosed site plans. To be conservative, the level spreader berm is shown extended by 20-feet (from 66-ft. to 86-ft. length) to provide additional disconnection area.
- **6.7 Water Supply** – N/A – The subject parcel will continue to be provided water by the drilled well permitted under WW-4-5840 with no change to the design flows.
- **6.8 Sewage Disposal** – N/A – The subject parcel will continue to be served by the on-site wastewater system permitted under WW-4-5840 with no change to the design flows.
- **6.9 Utilities** – N/A – The proposed revision will not impact the site utilities, which will continue be located underground.
- **6.10 Lot Layout** – The proposed revision improves the building envelope layout by providing a more suitable building location with reduced environmental impact.
- **6.11 Design Standards for Village and Commercial Areas** – N/A – Not a village or commercial area.
- **6.12 Design Standards for Rural Areas** – The proposed revision is consistent with rural design standards by consolidating the development area and reducing environmental impact.