

**PRELIMINARY PLAT SUBDIVISION
& DEVELOPMENT ON A PRIVATE RIGHT-OF-WAY
STAFF REPORT**

Owner & Applicant: Joe Laster 1139 Lanier Boulevard Atlanta, GA 30306	Engineer: Kevin Worden, P.E. Engineering Ventures: 208 Flynn Avenue, Suite 2A, Burlington, VT 05401
Surveyor: Terry W. Wilson, L.S. Vermont Mapping & Survey Co., LLC 8 Essex Way, Suite 200B Essex Jct., VT 05452	Landscape Architects: Wagner-Hodgson Landscape Architects 7 Marble Avenue, Burlington, VT 05401
Property Location, Tax Map # & Area: East side of Mechanicsville Road between Hawk Land and the Town Cemetery, 17-22-62.100, 102.05-acres	

BACKGROUND - The Applicant is requesting a preliminary plat approval for a 9-lot/8-unit subdivision for a 102.05-acre property located on the east side of Mechanicsville Road that is in both the Residential 1 Zoning District (R1) and Rural Residential 1 Zoning District (RR1). The Applicant received sketch plan approval on November 2, 2021. The Applicant submitted a master plan for the entire property, which would have 54 single family residences to be constructed in multiple phases. This proposed first phase would include 8 new residential units and be entirely in the R1.

The Quinn family owned property on both sides of Mechanicsville Road. The Applicant purchased the property from the Quinn family that is on the east side of Mechanicsville Road. There was once a Town well and a ski tow on this land, both of which have been abandoned. 4.22-acres of undeveloped land in a stream setback, transferred to the Town cemetery, on January 5, 2022 with zoning permit #2022-01, the survey to which is recorded on map slide 249 in the Hinesburg Town Records. The subject property is currently undeveloped, but permits 2021-55 and 2021-56 were issued in June 2021 for a 3-bedroom residence and 2-bedroom accessory apartment. The Applicant worked with Staff and licensed professionals prior to these building permits being issued to ensure that the single-family residential development would not interfere with the future development of the property.

Approximately 35 acres of this property is in the R-1. About 2.2 of these acres are in stream setbacks. With a base density of 2 units per acres, exclusive of stream buffer areas, the base density for the R-1 portion of the property per Section 3.9.3 of the Hinesburg Zoning Regulations (HZR) is 65 dwelling units. Since the proposed overall number of units is less than this base density, no density bonuses are required. 38 of the proposed 54 dwelling units shown in the master plan are proposed to be located in the R1. The remaining 67-acres and proposed 16 dwelling units would be in the RR1.

The Applicant provided a master plan that shows that the overall property is limited by steep slopes, wetlands, wetland buffers and stream setbacks. Other resources on this property include core wildlife habitat and agricultural soils. Development in the proposed master plan avoids many of these areas, with the exception of an impact to the northerly portion of the core wildlife

habitat. This impact would occur in a future phase of development. Most of the core wildlife habitat to the south and east will be left undeveloped in the full buildout, except for trail access, in a “forest conservation area”. From the Applicant’s drawing, it seems that a small area of class 3 wetland would be disturbed in the first phase. As shown in the master plan, the Applicant is proposing to preserve most of the RR-1 area, which is mostly forested and/or core wildlife habitat area.

The Applicant has provided a professional survey of the proposed eight lots as required per Order #2a of the sketch plan approval, which shows a consistent 50-foot-wide right-of-way as required by Sections 4.4.3 and 5.7.1(2) of the HZR. This survey shows the proposed lots as meeting the dimensional requirements found in Table 1 in Section 2.4 of the HZR. The survey boundaries are locatable and the lots are sequentially numbers in conformance with Orders #2b and #2e. The survey does not show the building envelopes per Orders #2c and #2d, and the utilities per Order #2f.

The proposed building envelopes are shown most clearly on the Site Layout Plan, and are shown in some of the other civil plans. The portions of the envelopes that are setback from property lines would be locatable. The portions of the building envelope boundaries that are setbacks to wetland buffers, would not be readily locatable. The utilities are shown on the site grading and utility plan. A portion of this will be required to be placed on the survey per Section 6.9.2 of the Hinesburg Subdivision Regulations (HSR).

All 8 of the proposed dwelling units in the first phase are in the R1 and the municipal water and sewer district. As required in Order #3a of the sketch plan approval, the Applicant received a water and sewer allocation for this project from the Selectboard on February 16, 2022. The purpose of the R1 per Section 3.9 of the HZR is for medium to high density residential areas with access to water and sewer, which would be integrated with adjacent growth districts.

Section 3.9 of the HZR states “development in this district shall be connected and integrated with adjacent growth area districts, so as to complement and enhance the compact, pedestrian-oriented village environment”. Order #3b of the sketch plan approval required consultation with the Town for a crosswalk to link on Mechanicsville Road. The Applicant has coordinated with the Town Manager and is proposing a crosswalk with signs, striping and drop-curbs from the sidewalk in the development to the sidewalk on the west side of Mechanicsville Road. Pedestrian access in the development will be provided through a proposed 6-foot-wide paved sidewalk.

Vehicular access to both the first phase and the overall full development would be from Mechanicsville Road using an access roadway in a proposed 50-foot-wide right-of-way. An approval for development on a private right-of-way is required per Sections 5.7.1 and 4.4 of the HZR, and will be integrated in the subdivision process per Section 4.4.5 of the HZR. The future phases shown on the master plan, include three central greens and circular roadways that could be used for emergency vehicle turnarounds. The plans for the first phase show a proposed 22-foot-wide paved access roadway, most of which is on a 10% grade and an emergency vehicle turnaround, all of which appears to conform to the safe access requirements of Section 4.4.2 of the HZR and Section 5.1.6(2) of the HSR and to Order #3e of the sketch plan approval.

Concerns were raised at sketch regarding the location of the access. Order #3c of the sketch plan approval asked the Applicants to investigate other options for access. There is about 1,083 linear feet of Mechanicsville Road frontage on this property. About 72 feet of this will be part of proposed lot #1. The remainder will be part of the proposed undeveloped lot #9. 50-feet of this frontage will be the right-of-way access.

As required by Order #3g in the Applicant has submitted a road maintenance agreement. This agreement is specific to the eight proposed lots. Note there is an error in the last paragraph that states there are two lots. The agreement does not seem to be expandable for future development.

Since only single-family residences are proposed, each residence could have at least the two recommended parking spaces for conformance to Section 5.5 of the HZR. On street parking, though not prohibited, does not seem to be needed.

Future community facilities shown on the Hinesburg Official Map, which are located on this property include a crosswalk (facility #7) and a park (facility #36) with an associated access road and sidewalk. These two facilities are described as being linked with sidewalk in the Official Map. The Official Map also shows a future trail connection on this property, connecting the future park with the existing Sullivan trail to the south. The first phase of this development will provide the crosswalk (facility #7). A rectangular rapid flashing beacon may be needed in the future. The proposed development will not limit the opportunity for a future park, facility #36, to be developed in the future.

The public open space requirement of Section 5.22.5 of the HZR and the inclusionary zoning requirement of Section 5.21.1 of the HZR do not apply to this development since there will be less than ten new residential units. Order #3h from the sketch plan approval stated “Information about the project’s compliance with the village area design standards in section 5.22.2 and 5.22.3 of the HZR - particularly, the garage setback and roof line provisions.” From the sketch plan, I have added the prototype residence drawing. The Applicant should clarify if this concept is still valid. Order #3f of the sketch plan approval asks if there will be retaining walls. None were evident in the plans. The Applicant should confirm this at the hearing.

Order #3i from the sketch plan approval required information on street lighting for conformance to Section 5.29 of the HZR. The Applicant is not proposing any street lighting.

The Applicant has provided a well thought out stormwater mitigation design as required by Order #3k of the sketch plan approval, which includes plans, details, a narrative and modeling. The proposed roadway and sidewalk are graded to discharge all the stormwater to the southern side of the road, where there will be proposed curb and catch basins. Stormwater discharge collected in these catch basins will discharge to one of two proposed gravel wetlands. Stormwater discharge from the proposed residences on the south side of the proposed roadway, which does not reach the roadway, will sheet flow to gravel wetland #2. Similar discharge from the proposed residences on the north side of the proposed roadway will be concentrated and piped to gravel wetland #1.

The Applicant has calculated the total new impervious to be about 1.68-acres. The gravel wetlands according to the models appear to satisfy the water quality, channel protection, 10-year and 100-year storm events. The Applicant is claiming an exemption from the recharge standard due to the entire project being on HSG ‘D’ rated soils or ‘C/D’ rated soils with high water tables. Considering the amount of wetland in this area, this seems reasonable. However, there are some apparent corrections that are required of the modeling and some items that were not included in the submittal. These will be listed in the Staff comment section of this report. A full review of the stormwater treatment will occur after the comments are addressed.

The eastern end of the proposed roadway is located near a ridgeline. Very little stormwater discharge from future development will discharge to the proposed two gravel wetlands. The Applicant has not addressed the low impact design (LID) requirements of Section 6.6.2(5) of the HSR. The Applicant will need to obtain a State stormwater permit.

The Applicant has calculated the total disturbed area to be about 1.80-acres, which will require a state construction general permit. The Applicant has provided an erosion prevention and sediment control plan that includes silt fencing, inlet protection, permanent erosion control netting, a stabilized construction entrance by Mechanicsville Road, sediment traps in the proposed gravel wetlands, and construction fencing. The plan shows where the soil will be stockpiled and where they will have a staging area. One concern is whether the stockpile, which may exist until all eight residences are built, will interfere with the building of the asphalt sidewalk. Another is what erosion control measures are to be utilized during the construction of the residences.

The Applicants landscaping plan proposes a mixture of tree species to be placed about 40-feet apart as required per Section 6.4 of the HSR. The plan also has planting details that appear to be in conformance with this section. The plan provides a construction cost estimate for what appears to be the site work per Section 6.5 of the HSR. The Applicant has estimated the minimum landscaping cost to be about \$13,500 and that provided will be about \$31,500 worth of landscaping. Also included are the areas that will be seeded to reestablish ground cover.

The Applicants narrative states that the proposed residences will be able to have maximum solar exposure for conformance to Section 5.1.12 of the HSR. This should be discussed at the hearing.

The preliminary plat application was submitted and deemed complete on April 12, 2022. This application included the application form and the following documents, which are contained in the document file (17-22-62.100) in the Hinesburg Planning & Zoning office.

- A project narrative from the Engineer dated April 12, 2022
- A plan by Engineering Ventures PC, titled ‘Cover Sheet’, with project #20542, drawing# C0-0, dated 04/01/2022 and with a revision date of 04/07/2022.
- A plan by Engineering Ventures PC, titled ‘Overall Existing Conditions Plan’, with project #20542, drawing# C1-0, dated 04/01/2022 and with a revision date of 04/07/2022.
- A plan by Engineering Ventures PC, titled ‘Existing Conditions & Demolition Plan’, with project #20542, drawing# C1-1, dated 04/01/2022 and with a revision date of 04/07/2022.
- A plan by Engineering Ventures PC, titled ‘Site Layout Plan’, with project #20542, drawing# C2-1, dated 04/01/2022 and with a revision date of 04/07/2022.

- A plan by Engineering Ventures PC, titled ‘Site Grading & Utility Plan’, with project #20542, drawing# C2-2, dated 04/01/2022 and with a revision date of 04/07/2022.
- A plan by Engineering Ventures PC, titled ‘Erosion Prevention & Sediment Control Plan’, with project #20542, drawing# C2-3, dated 04/01/2022 and with a revision date of 04/07/2022.
- A plan by Engineering Ventures PC, titled ‘Roadway Plan & Profile’, with project #20542, drawing# C3-1, dated 04/01/2022 and with a revision date of 04/07/2022.
- A plan by Engineering Ventures PC, titled ‘Typical Roadway Cross Section’, with project #20542, drawing# C3-2, dated 04/01/2022 and with a revision date of 04/07/2022.
- A plan by Engineering Ventures PC, titled ‘Water Details and Notes’, with project #20542, drawing# C4-0, dated 04/01/2022 and with a revision date of 04/07/2022.
- A plan by Engineering Ventures PC, titled ‘Sanitary Details and Notes’, with project #20542, drawing# C4-1, dated 04/01/2022 and with a revision date of 04/07/2022.
- A plan by Engineering Ventures PC, titled ‘Site Details and Notes’, with project #20542, drawing# C4-2, dated 04/01/2022 and with a revision date of 04/07/2022.
- A plan by Engineering Ventures PC, titled ‘Stormwater Details’, with project #20542, drawing# C4-3, dated 04/01/2022 and with a revision date of 04/07/2022.
- A plan by Engineering Ventures PC, titled ‘Erosion Prevention & Sediment Control Details and Notes’, with project #20542, drawing# C4-4, dated 04/01/2022 and with a revision date of 04/07/2022.
- A plan by Wagner Hodgson, titled ‘Landscape Plan’, with drawing# L000, and dated 04.06.2022.
- A survey by Vermont Mapping & Survey Co., LLC with project #19697, drawing#M-697, and dated Jan. 27, 2020.
- A survey by Vermont Mapping & Survey Co., LLC with project #22826, drawing#S-826, and dated March 2022.
- A traffic study by Corey Mack P.E. from Wall Consultant Group, dated April 6, 2022.
- A curb cut application dated 2/2/22
- A plan corresponding to the curb cut application by Engineering Ventures PC, titled ‘Curb Cut Sketch Plan Mechanicsville Road’, with project #20542, drawing# SK-1, and dated 02/01/2022.
- Two letters from Erik Bailey, Hinesburg Director of Utilities and Facilities confirming water and wastewater service availability, dated March 11, 2022 and March 31, 2022.
- A stormwater & erosion control narrative from Engineering Ventures PC. (6-pages)
- A plan by Engineering Ventures PC, titled ‘Pre Development Drainage Area Map’, with project #20542, drawing# DR-2, and dated 04/01/2022.
- A plan by Engineering Ventures PC, titled ‘Post Development Drainage Area Map’, with project #20542, drawing# DR-3, and dated 04/01/2022.
- Stormwater modeling titled ‘20542 Laster 8-Lot Subdivision’ with a printed date of 4/6/2022. (17-pages)
- A draft maintenance agreement for the eight lots.

From Sketch Plan

- A plan showing a prototype residence by Truexcullins.

STAFF COMMENTS

1. The building envelope boundaries adjacent to the wetland buffer need to be locatable. The Applicant should modify these to be a locatable boundary with bearings and distances.
2. Though shown elsewhere, the proposed survey does not show the proposed building envelopes and utilities. These should be added to the survey.
3. The Applicant at the hearing should discuss the other options for access that were investigated per Order #3c of the sketch plan approval.
4. How will the proposed maintenance agreement be amended to allow for the future expansion.
5. Is the prototype residence provided by Truexcullins still valid?
6. The Applicant should state whether there are any retaining walls?
7. Section 6.3 of the HSR allows the DRB to require street lighting. Street lights along the development road aren't necessary; however, the Board and the Applicant should discuss the possibility of a street light at the Mechanicsville Road intersection to help illuminate the crosswalk and intersection area for safety reasons.
8. Stormwater design comments:
 - a. The uphill areas that will drain into the gravel wetlands should be part of the subcatchment areas.
 - b. The modeling for the subcatchment areas and for the gravel wetland for the 10-year and 100-year storm events were not included in the submittal.
 - c. Device #4 of GW#2 is a copy of device #3. That does not appear to be the intent.
 - d. It seems to me that the void percentage of elevation 368.50 in GW#1 should be 20%.
 - e. Has the proposed 12-inch diameter storm pipe been evaluated to convey the proposed discharge?
 - f. Has the condition of the existing 36" CMP been evaluated?
9. The Applicant has not addressed conformance to the LID standard of Section 6.6.2(5) of the HSR.
10. Will the location for the placement of a soil stockpile interfere with the sidewalk placement?
11. What erosion control measures will be utilized during the construction of the homes?
12. The Applicant should discuss the efforts to allow maximum solar exposure.
13. Per Order #3d of the sketch plan approval, the Applicant should review any conversations with the Trails Committee.

Respectfully submitted,

Mitchel Cypes, P.E.
Hinesburg Development Review Coordinator