



Town of Hinesburg
Planning & Zoning Department
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MEMORANDUM

TO: Select Board
FROM: Alex Weinhausen, Director of Planning & Zoning
DATE: March 29, 2024
RE: RR1 Zoning Proposal – April 3 discussion and next steps

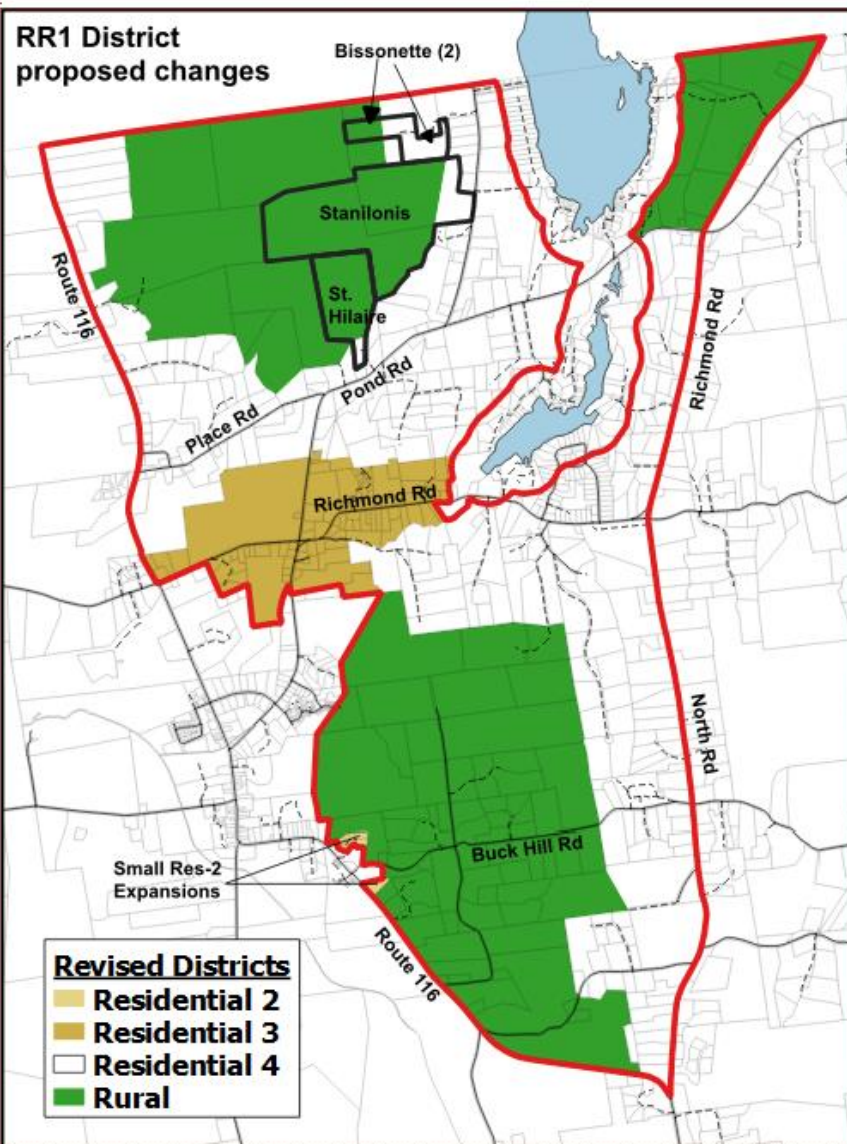
Looking forward to answering your questions and helping with your discussion of the Rural Residential 1 (RR1) zoning revision proposal at your April 3 meeting! I expect one or more Planning Commissioners to attend as well. Please refer back to my January 9, 2024 memo for an overview of the proposal and for details on the adoption process. Once you've discussed the proposal and feel you understand it, you have a few options:

- Schedule and hold a public hearing.
- Make minor changes, and then schedule and hold a public hearing.
- Send the proposal back to the Planning Commission to be reworked.

Any adoption must come after a public hearing. After you hold a public hearing, you decide whether to adopt the revisions or send them back to the Planning Commission. You should take public input at each step, but remember that public hearings are much more widely advertised than discussions at your regular meetings. If you feel the proposal has merit, I encourage you to schedule a public hearing with ample lead time. This will allow me time to do additional public outreach.

Reminder on the process that led to this proposal... The changes stem from a recommendation in the Town Plan. The Planning Commission discussion began in 2021, which led to community outreach and input in early 2022. This was followed up with site visits and regulation drafting. Public hearings began in June 2023 and continued through September 2023. Additional revisions were made through the fall of 2023, based on the public hearing feedback.

At your February 21 meeting, you heard concerns from three landowners that have been diligently following this for quite some time. All three have valid concerns that were heard and considered by the Planning Commission. Each of their properties are good case studies for understanding the RR1 proposal. All three are located in the northern portion of the existing RR1 zoning district. See below for additional information.



Stanilonis Property

- Approximately 160 acres; undeveloped, in forest management
- Current zoning district: Rural Residential 1 (RR1)
- Current subdivision potential:
 - Undefined – depends on proposal, review process, and site constraints
 - Conventional subdivision option, theoretical maximum is 53 lots
 - Planned Unit Development option (includes 25% bonus), theoretical maximum is 66 lots
- Proposed zoning district:
 - Residential 4 (RES-4) = 15.5 acres (eastern portion along Pond Road)
 - Rural (RUR) = 145 acres (western portion)
- Proposed subdivision potential:
 - Conventional subdivision option, maximum is 19 lots
 - Planned Unit Development option (includes 25% bonus), maximum is 23 lots

**Note - Per Paul Stanilonis's suggestion, I did forward the proposal to the Chittenden County Forester (Ethan Tapper). Ethan agreed to look at it, but noted that he doesn't really know the nuances of land use regulations. Still awaiting his comments.*

St. Hilaire Property

- Approximately 47.7 acres; largely undeveloped and forested
- Current zoning district: Rural Residential 1 (RR1)
- Current subdivision potential:
 - Undefined – depends on proposal, review process, and site constraints
 - Conventional subdivision option, theoretical maximum is 15 lots
 - Planned Unit Development option (includes 25% bonus), theoretical maximum is 19 lots
- Proposed zoning district:
 - Residential 4 (RES-4) = 4.5 acres
 - Rural (RUR) = 43.2 acres
- Proposed subdivision potential:
 - Conventional subdivision option, maximum is 5 lots
 - Planned Unit Development option (includes 25% bonus), maximum is 7 lots

**Note – The St. Hilaire's received subdivision sketch plan approval in January 2023 for a 7-lot subdivision of this property. They chose not to pursue that subdivision.*

Bissonette Properties (2)

261 Dynamite Hill Road Property

- 12.7 acres with an existing single-unit dwelling
- Current zoning district: Rural Residential 1 (RR1)
- Current subdivision potential:
 - Undefined – depends on proposal, review process, and site constraints
 - Conventional subdivision option, theoretical maximum is four lots – i.e., existing home and three new building lots
 - Planned Unit Development option (includes 25% bonus), theoretical maximum is five lots – i.e., existing home and four new building lots
- Proposed zoning district: Residential 4 (RES-4)
- Proposed subdivision potential:
 - Conventional subdivision option, maximum is four lots – i.e., existing home and three new building lots
 - Planned Unit Development option (includes 25% bonus), maximum is five lots – i.e., existing home and four new building lots

448 Dynamite Hill Road Property

- 13.3 acres with an existing single-unit dwelling
- Current zoning district: RR1
- Current subdivision potential:
 - Undefined – depends on proposal, review process, and site constraints
 - Conventional subdivision option, theoretical maximum is four lots – i.e., existing home and three new building lots
 - Planned Unit Development option (includes 25% bonus), theoretical maximum is five lots – i.e., existing home and four new building lots
- Proposed zoning district: RES-4 = 6.1 acres (eastern portion); Rural (RUR) = 7.2 acres (western portion)

- Proposed subdivision potential:
 - Conventional subdivision option, maximum is two lots – i.e., existing home and one new building lot
 - Planned Unit Development option (includes 25% bonus), maximum is three lots – i.e., existing home and two new building lots

As you can see from the above three examples, properties that are 12 acres or more in the proposed Rural district will have subdivision potential. Some are concerned about whether this is the right amount, but further subdivision potential does exist, and it is more clearly defined/assured than in our existing RR1 district regulations.

However, some properties in the proposed Rural district will lose the ability to subdivide. Properties between 6-12 acres in size will no longer be able to subdivide. Under the current RR1 district regulations, such properties could theoretically be subdivided into three-acre size lots. There are approximately 17 parcels in that size range, all but one along the Lavigne Hill Road and Buck Hill Road West. If and when you schedule a public hearing, I plan to do additional direct outreach to these landowners.