

**LASTER SKETCH PLAN & PUD  
SKETCH PLAN SUPPLEMENTAL STAFF REPORT 1**

<b>Owner &amp; Applicant:</b> Joe Laster 1139 Lanier Boulevard Atlanta, GA 30306	<b>Plans:</b> Wagner-Hodgson Landscape Architects 7 Marble Avenue Burlington, VT 05401
<b>Survey:</b> Terry W. Wilson Vermont Mapping & Survey Co., LLC 8 Essex Way, Suite 200B Essex Jct., VT 05452	<b>Property Location, Tax Map #, Area &amp; Zoning District:</b> East side of Mechanicsville Road between Hawk Land and the Town Cemetery, 17-22-62.100, 106.27 acres, Residential 1 and Rural Residential 1 Zoning Districts.

**BACKGROUND** – This report is an update to the initial staff report dated August 13, 2021. The Applicant is proposing a subdivision with a master plan for 54 units. A site visit is planned for Saturday October 16, 2021.

**NEW SUBMITTALS** – The Applicants submitted a revised set of 13 plans. These plans show the following:

- Propose a first phase that will only have 8 new residential lots.
- Remove the proposed residence on Hawk Lane, which reduces the total number of proposed residences from 55 to 54.
- Show the location of the existing core wildlife habitat to better show the development's impact on this area.

**PUBLIC CORESPONDANCES** – include the following:

- Email from Rachel Kring dated July 28, 2021 with concerns regarding traffic, construction activity and pedestrian connectivity.
- Email from Patricia O'Donnell dated August 11, 2021 with concerns regarding traffic, the overall size of the development and the woodland clearing disturbance.
- Email from Barbara Forauer dated September 10, 2021 with concerns regarding the size of the development, wanting to see energy efficient homes, more duplexes, the access placement, traffic safety and screening.
- Email from Maggie Gordon dated September 20, 2021 appreciating the smaller proposed house sizes, but would like to see some duplexes.
- Email from Carl Bohlen of the Affordable Housing Committee dated September 20, 2021 encouraging more affordable housing be part of this development and their willingness to coordinate with the Vermont Housing and Conservation Board and Champlain Housing Trust.

**STAFF COMMENT** – The Applicant addressed questions raised by the DRB at the last hearing: The smaller first phase will lesson some of the requirements for the initial phase of development, such as water and sewer allocation, affordable housing, traffic, and public open space standards.

Respectfully submitted,

Mitchel Cypes, P.E.,  
Hinesburg Development Review Coordinator