

**CONDITIONAL USE & SITE PLAN FOR A 24-UNIT MULTIFAMILY DWELLINGS ON PROPOSED LOT #52**

<p><b>Applicant:</b> Hinesburg Center Investments, LLC c/o Brett Grabowski, 32 Seymour Street, Williston, VT 05495</p>	<p><b>Owner:</b> Estate of David Lyman c/o Barbara Lyman, 368 Read Ave. West, St. Albans, VT 05478</p>
<p><b>Landscape Architect:</b> Mike Buscher T.J. Boyle Associates LLC., 301 College Street, Burlington Vermont 05401</p>	<p><b>Engineering &amp; Survey:</b> Roger Dickinson &amp; Dan Heil, Trudell Consulting Engineers 478 Blair Park Road, Williston, VT 05495</p>
<p><b>Property Location, Tax Numbers, Zoning Districts and Areas:</b> Proposed lot #52 is located between proposed Road ‘C’ (Patrick Road) &amp; Kailey’s Way in the proposed Hinesburg Center 2 development. The 0.87-acre property is located in the Village zoning district (VG).</p>	

**BACKGROUND** - Hinesburg Center Investments, LLC, hereafter referred to as the Applicant, is requesting conditional use and site plan approval for a 24-unit multifamily dwelling per Section 3.5.6(7) of the Hinesburg Zoning Regulations (HZR) on proposed lot #52 in the proposed Hinesburg Center 2 (HC2) development in the Village Zoning District. This application is dependent on a final plat approval for HC2 to create the property. The dwelling is labeled as Building ‘C’ on the plans.

The proposed three-story 34-unit multifamily dwelling would have frontage Patrick Road and Kailey’s Way. The main pedestrian accesses would be on the proposed Patrick Road and the parking area located on the southside of the proposed property. The proposed 34-units would include multiple studios, one-bedroom, and two-bedroom units and a three-bedroom unit. Six of these units would be affordable units. The rest would be market rate units. Section 5.21.4(3c) of the HZR requires livable floor area in affordable units to minimally be 750sf for a one-bedroom, 1,000sf for a two-bedroom, and 1,100sf for a three-bedroom, unless waived by the DRB. The DRB indicated that they were willing to waive the minimum floor area requirement. The density of this development has been reviewed with the final plat approval. Parking for these units is available on a 33-space parking area and in on street parking spaces, which was reviewed during the subdivision review.

This development is in the municipal water and sewer district. The Applicants have received allocations for this development as part of the overall subdivision. Proposed water, sewer, underground electric and gas lines are shown on the civil plans for the proposed subdivision, which connect to the existing Hinesburg Center 1 (HC1) and Creekside developments. Access to the overall subdivision will utilize the existing Farmall Drive that accesses VT Route 116, and a future Patrick Brook crossing, on the proposed Patrick Road, which would access the Haystack development and Shelburne Falls Road to the north. The roads will be maintained by the overall homeowner’s association of Hinesburg Center until such time as the Town takes over the Roads ‘A’, ‘B’ & ‘C’ in this development.

The proposed overall HC2 development will include regrading the entire lot #56 property, which would be relatively flat. The overall HC2 development has wetlands, wetland buffers, floodplain areas, fluvial erosion hazard areas and stream setbacks, which are being preserved by the

neighborhood as a whole. There are no resources of concern on this proposed lot. There will be sidewalks with a consistent 5-foot width along proposed Roads 'A', 'B' & 'C' that would interconnect in the overall neighborhood, with the HC1, Creekside and future Haystack developments and with Hinesburg Village. A stormwater system has been designed for the overall HC2 development. Erosion control plans have been provided for the overall HC2 development.

The amenities are shared with the HC2 development and include a park area on the northwest corner of Roads 'A' & 'C' on lot #70. A recreation area with grills, benches and tables is located on the northeast corner of lot #52 for the residences.

Since conditional use approvals are required, the requirements of Sections 4.2 for conditional use review and 4.3 for site plan review will need to be satisfied. In conformance to the conditional use requirements, these building would be part of a created development that has been part of the Town plan for a long time. Its effect on community facilities, traffic, adjacent property development and public welfare has been reviewed as part of the overall subdivision. Factors such as vehicular & pedestrian circulation, adequate parking, snow removal, emergency access, landscaping, screening, setbacks, sewer, water, drainage, street lighting and natural & cultural resources, have been reviewed as part of the overall subdivision. Clarification on building lighting and refuge removal is needed.

Trees along all the Patrick Road frontage are proposed. Sidewalks between the buildings are proposed. Additional small plantings shown on plan L-201 are shown along the building's road frontages. Plan sheet L-203 shows a community common area with gas grills, tables and chairs in a secluded surfaced and landscaped area. This landscaping and amenities are intended to conform to Sections 4.3.8 and 5.22.5 of the HZR.

As part of the subdivision review, the Applicant provided a lighting plan for the entire development, which showed continuous lighting on the proposed Patrick Road. It is unclear whether there is additional lighting on building. Snow plowing for the parking area would most likely be done by the community. Refuge collection was not specified, but is assumed to be collected internally. These should be clarified at the hearing.

The following site level standards of Section 5.22.2 of the HZR have been addressed during subdivision review:

- Part 1 being on municipal water and sewer
- Part 2 stormwater infrastructure
- Part 3 parking lots and driveways. Parking is required to be on the rear or side of the principal building, which is proposed.
- Part 4 streetscapes.
- Part 5 street connectivity
- Part 6 integration with the surrounding area
- Part 7 pedestrian and bicycle connectivity
- Part 8b site landscaping

Setback requirements per Section 2.4 of the HZR and as modified per Section 4.5.1 of the HZR has been reviewed during subdivision. The DRB has offered to provide a setback waiver to Kailey's Way for this proposed building. The subdivision review addressed the requirements of Section 5.22.5 for public open spaces. The site appears to meet the 40% lot frontage requirement of Section 5.22.2(8a) of the HZR. The mechanical equipment is located in the proposed Patrick Road frontage, which does not comply with Section 5.22.2(8c) of the HZR.

Applicable building standards per Section 5.22.3 of the HZR include the following:

- Part 3a requires providing at least two types of architectural detail. This can include details around the roof parapets, doors or windows, wall recesses, color variation etc.
- Part 3b requires providing at least two types of Front Façade variation. This can include a change in the roof edge/parapet, a prominent entryway, a change of plane of at least four feet, and/or a passage through to the rear of the building.
- Part 3c requires a minimum amount of windows, which the proposed development appear to have.
- Part 3e requires a prominent entryway, which the proposed development appear to have.
- Part 7 requires a minimum building height, which the proposed buildings satisfy.
- Part 9 describes required maximum setbacks, which these buildings satisfy, and garage requirements, which are satisfied being in the rear of the building on a private road.

### **STAFF COMMENTS**

1. Building lighting, per Sections 4.3.4(3) & 5.29 of the HZR – Are there additional proposed lighting on the building? Would such lighting conform to the standards of Section 5.29?
2. Refuge collection per Section 4.3.4(2) of the HZR – Needs to be clarified.
3. The mechanical equipment should be moved from the Patrick Road frontage fro conformance to Section 5.22.2(8c) of the HZR.
4. The Applicant needs to show conformance to the architectural detail standard, Front Façade variation standard, and prominent entryway standard of Sections 5.22.3(3a), (3b) & (3e) of the HZR.

Respectfully submitted,

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