

CONDITIONAL USE & SITE PLAN FOR THREE MULTIFAMILY DWELLINGS TOTALING 24-UNITS ON PROPOSED LOT #70

<p>Applicant: Hinesburg Center Investments, LLC c/o Brett Grabowski, 32 Seymour Street, Williston, VT 05495</p>	<p>Owner: Estate of David Lyman c/o Barbara Lyman, 368 Read Ave. West, St. Albans, VT 05478</p>
<p>Landscape Architect: Mike Buscher T.J. Boyle Associates LLC., 301 College Street, Burlington Vermont 05401</p>	<p>Engineering & Survey: Roger Dickinson & Dan Heil, Trudell Consulting Engineers 478 Blair Park Road, Williston, VT 05495</p>
<p>Property Location, Tax Numbers, Zoning Districts and Areas: Located between proposed Roads ‘A’, ‘B’, ‘C’ & ‘D’ in the proposed Hinesburg Center 2 development. The 1.18-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 two 9-unit multifamily dwelling and a 6-unit multifamily dwelling per Section 3.5.6(7) of the Hinesburg Zoning Regulations (HZR) on proposed lot #70 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 six-plex is labeled as ‘Building E’ on the plans. The nine-plexes are labeled as ‘Building F’ and ‘Building G’ on the plans.

One of the proposed nine-plex units will front proposed Road ‘A’. The other nine-plex and the six-plex will front proposed Road ‘C’, which would be called Patrick Road. The density of this development has been reviewed with the final plat approval. All of these units will have two bedrooms and one garage space. The garages will access proposed private Road ‘D’, which is a proposed 30-foot right-of-way. There would be room to park one additional vehicle on lot #70 behind each garage. There is additional parking available on the adjacent roads and in a parking lot on the west side of the proposed Patrick Road.

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. Road ‘D’ will remain a private drive with maintenance to be done by either the overall HOA or as a sub-association with lot #70 and the six carriage residences that will share use of Road ‘D’

The proposed overall HC2 development will include regrading the entire lot #70 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.

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 affect 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.

The proposed buildings to encompass most of the lot. Trees along all the road frontages 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 surfaced and landscaped area partially secluded with a wall and landscaping. This landscaping and amenities are intended to conform to Sections 4.3.8 and 5.22.5 of the HZR.

These units will have floor areas of about 700 to 750sf. All these units are proposed to be market rate units. 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 side of the building and some lighting at the intersection of Road ‘A’ and Road ‘B’. It is unclear whether there is additional lighting on building. Snow plowing would be done by the community. Refuge collection was not specified, but is assumed to be collected internally. This 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.
- 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 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. It appears that the mechanical equipment is located internally, which should be clarified during the site plan review.

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 doors or windows, wall recesses, color variation etc.
- Part 3b requires providing at least two types of Front Façade variation. This can include a prominent entryway and a change of plane of at least four feet, which the proposed buildings appear to have. It can also include such variate as a passage through to the rear of the building, or a change in the roof edge.
- Part 3c requires a minimum amount of windows, which the proposed development appear to have.
- Part 3e requires a prominent entryway. It seems that an additional foot of overhang would satisfy this requirement.
- Part 6 requires projects with three or more new principal buildings to have a variety of exterior building materials.
- Part 7 requires a minimum building height, which the proposed buildings satisfy.
- Part 8 requires the slope of the roof to be at least a 6 on 12.
- 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. Clarification on the location of the mechanical equipment per Section 5.22.2(8c) of the HZR is required.
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.
5. The Applicant needs to demonstrate use of a variety of exterior building material per Section 5.22.3(6) of the HZR.
6. The Applicant needs to confirm that the roof pitch is at least 6 on 12 per Section 5.22.3(8) of the HZR.

Respectfully submitted,

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