

**PR&R Development, LLC**  
**Eight-Lot Subdivision and Planned Unit Development**  
**Observatory Road, Hinesburg, Vermont**  
**March 7, 2024**

**Project Description**

PR&R Development, LLC owns a 61.26± acre parcel of land located at Observatory Road, in Hinesburg. The parcel is currently improved with and/or permitted for a 4-bedroom single-family residence with a 2-bedroom accessory dwelling unit, gravel drive, drilled well and on-site wastewater disposal system permitted under WW-4-5629. PR&R Development, LLC is proposing to subdivide the 61.26± acre parcel to create the following eight (8) new parcels:

**Lot 1** will be 37.69± acres and will include the 4-bedroom single-family residence and existing 2-bedroom accessory dwelling, gravel drive, drilled well and on-site wastewater system permitted under WW-4-5629. The existing building envelope will be expanded to better accommodate the 4-bedroom single-family residence.

**Lots 2-8** will range from 1.68± acres to 9.24± acres (average 3.37± acres) and will each be improved with a 4-bedroom single-family residence that will be served by an individual on-site wastewater system and will be provided water by an individual on-site drilled well.

**Town of Hinesburg, Subdivision Regulations**

In accordance with **Section 5.1 Application of Planning Standards** of the Town of Hinesburg Subdivision Regulations, the Development Review Board (DRB) shall evaluate any subdivision in accordance with the following standards, based on the goals and objectives identified in the Town Plan:

- **5.1.1 Suitability for Development** – The existing property improvements are not located in areas that are subject to periodic flooding, improper drainage, steep slopes, exposed rock formations and/or other adverse earth formations and/or topography. The eight (8) proposed parcels are suitable for the existing improvements and future development and are not subject to periodic flooding, improper drainage, and/or adverse earth formations. There are no easements or other features which would be harmful to the safety, health and general welfare of the present or future inhabitants of the subdivision and/or its surrounding area.
- **5.1.2 Natural Features Protection** – The proposed subdivision has been designed so that there will be minimal impact to the existing natural features, such as trees, hedgerows, agricultural soils, steep slopes, ridge lines and significant natural areas. The proposed improvements on Lots 2-8 are located along existing infrastructure on mild-moderate slopes that wrap around the outer edge of the level-3 wildlife habitat block (level-1 is low priority; level-10 is high priority) and the wetlands delineated on site. In accordance with HZR Section 4.5.7(1) a minimum of 25% (15.32± acres) of the total parcel area is required to be reserved as Greenspace; a total of 30.7% (18.84± acres) is proposed as a wildlife migratory corridor & upland refuge habitat to support the existing wetland & wildlife conditions.

- **5.1.3 Cultural Features Protection** – The proposed subdivision has been designed so that the rural character along both North and Observatory Roads is maintained by implementing adequate perimeter setbacks and limits of clearing to provide privacy and screening. There are no noted cultural features or historic structures located on the property that will be adversely impacted.
- **5.1.4 Open Space and Recreation** – The proposed subdivision is designed such that the proposed residential parcels are of sufficient size (ranging from 1.68± to 37.69± acres) to provide ample open space and recreation areas on-site. No additional open space or recreation areas are proposed.
- **5.1.5 Compatibility with Surroundings** – Six of the proposed residential parcels (Lots 3-8) range from 1.68± to 2.92± acres in size, which is consistent with the surrounding single-family residential parcels that range approximately from 1 to 4 acres in size. These six proposed parcels are just under 3 acres in size, which is consistent for a PUD within the RR-1 district with 3-acre zoning.

Proposed Lots 1 & 2 are 37.69± & 9.24± acres, respectively. Although these lots are larger in size, the proposed development thereon is consolidated close to the existing infrastructure of Observatory Road and the underground electrical service. This clustering allows the majority of these large parcels to remain undeveloped natural area that is contiguous and compatible with the rear lot line conditions of adjoining parcels.

Further, the seven proposed building envelopes on Lots 2-8 are located with setbacks that significantly exceed the minimum requirements for the RR-1 district in order to maintain the rural character and privacy for both the existing surrounding neighborhood and the proposed homes.

As established during the Preliminary Plat hearing in order to maintain compatibility with the surrounding parcels and neighbors, the proposed project constitutes the complete subdivision of the subject parcel such that no new lots will be created hereafter.

- **5.1.6 Transportation** – The proposed PUD will create seven (7) new single-family residential parcels that will be accessed by Observatory Road, and its connection to North Road. The additional traffic that will be generated by the proposed project is not anticipated to place an unreasonable burden or result in congestion or unsafe conditions on North Road. The affected portion of Observatory Road will be improved in accordance with current town road standards to provide safe vehicular and pedestrian circulation within the PUD, as well as improved safety at the intersection with North Road.
- **5.1.7 Soil Erosion and Storm Water Runoff** – Since there will be over one (1) acre of disturbance associated with the project, a State of Vermont, Agency of Natural Resources General Permit 3-9020 for Stormwater Runoff from Construction Sites will be required. Since there is over one (1) acre of impervious area (i.e. gravel or paved drives, parking areas and roof tops) being proposed, a State of Vermont, Agency of Natural Resources General Permit 3-9015 for New Stormwater Discharges will be required. As shown, the project contains 1.01± acres of impervious surface area.
- **5.1.8 Water Supply** – Lot 1 will continue to be provided water by the existing on-site drilled well. Each of the seven proposed residences on Lots 2-8 will be provided water by an individual

on-site drilled well. State of Vermont Wastewater System and Potable Water Supply Permit WW-4-5629-1 has been issued for the proposed subdivision.

Based on well report data from the Vermont Natural Resources Atlas, there are seventeen (17) existing potable water supply and monitoring wells within 1/4 mile of the proposed Lots 2-8 drilled well sites. The average depth of these seventeen existing drilled wells is 542 feet and the average yield is 7.5 gallons per minute (GPM). Based on this information and since the average single-family residence with an accessory dwelling requires 5 GPM for each dwelling unit during peak demand periods, there appears to be more than an adequate supply of water in the bedrock aquifer in this area to support the proposed subdivision. Water quality testing may also be performed as added assurance of water supply viability.

- **5.1.9 Wastewater Disposal** – Each of the seven proposed residences on Lots 2-8 will be served by an individual on-site wastewater system. State of Vermont Wastewater System and Potable Water Supply Permit WW-4-5629-1 has been issued for the proposed subdivision.
- **5.1.10 Agriculture/Forestry** – The parcel includes isolated areas of Prime and Statewide(b) Primary Agricultural Soils (PAS) on proposed Lot 1. Impact to the Prime soils is limited to the existing Lot 1 building envelope and access drive; no impact is proposed to the Statewide(b) soils. No PAS are located on proposed Lots 2-8.

The parcel consists primarily of hardwood forest with existing clearing for the Lot 1 residence. Proposed Lots 2-8 will include restrictions on clearing limits for the proposed access, building envelopes, and water/wastewater systems. The clustering of homes and associated clearing at the eastern end of the parcel along Observatory Road will retain a significant area of hardwood forest that is contiguous with neighboring parcels. This configuration also avoids impact to the parcel's most prominent natural features, including the hardwood forest occupying the central hilltop area, extending westward and transitioning to a mixed forest along the stream.

- **5.1.11 Municipal Services** – The project scope of seven new single-family residential parcels will not place an unreasonable burden on the Town of Hinesburg to provide municipal, educational, or governmental services or facilities. The proposed development is located efficiently along existing infrastructure, and among an existing residential neighborhood within the RR-1 zoning district that is intended to accommodate residential growth.

Based on VHFA's Housing & Vermont's School Enrollment Appendix 4, a total of 26 new residents (14.63 adults + 11.34 children) are anticipated as a result of the seven proposed 4-bedroom detached single-family residences. Based on the town's 2020 census population of 4,698 residents, the 26 anticipated residents represent 0.55% of the town's current population.

- **5.1.12 Energy Conservation** – The seven proposed building envelopes are located with adequate south-easterly to south-westerly exposure that allows for substantial solar gain for passive and active solar heat as well as roof-mounted and/or free-standing photovoltaics. The design of the new residences will include cost effective investments for energy efficiency and conservation measures as necessary to be certified in compliance with the Vermont Residential Building Energy Standards.
- **5.1.13 Compliance with Town Bylaws and Plan** – As stated in Section 3.3 of the Hinesburg Zoning Regulations, the purpose of RR-1 zoning district is "To allow low density, rural residential development in an area with existing or potential access to public sewer and water facilities and access to major transportation routes. Development that preserves significant

natural resources is encouraged.” The proposed subdivision advances this purpose by providing low density residential opportunities that utilize the existing roads and utilities infrastructure. Although the property is not located within the municipal water & sewer service areas, its proximity to the Hinesburg village center provides reasonable carpool/rideshare opportunity.

### **Town of Hinesburg, Zoning Regulations**

In accordance with HZR Section 4.5 Planned Unit Developments, the following information is presented:

#### **HZR Section 4.5.5:**

(1) **Proposed Modifications** – The following modifications are proposed to the land use and development regulations:

**Lot Size** – The RR-1 zoning district minimum required Lot Size is 3 acres; the proposed Lots 2-8 are less than 3 acres in size.

**Frontage** – The RR-1 zoning district minimum required Lot Frontage is 200 feet; Lot 5 & 7 are proposed as interior lots with no frontage. Access for Lots 5 & 7 will be provided by a 50-foot right-of-way in accordance with HZR Section 5.7.1(2).

(2) **Project Summary** – The project has been designed to be an efficient and unified treatment of the entire property by balancing residential opportunity with rural character and natural resources as intended for the RR-1 zoning district. With the RR-1 minimum Lot Size of 3 acres, the 61.26± acre parcel could potentially include up to 20 single-family and/or two-family dwelling units (or up to 25 units with maximum density bonus). However, a total of only eight (8) single-family residential lots are proposed. This configuration will result in lots that are compatible with the surrounding neighborhood, benefit from efficient use of existing infrastructure, and preserve the most significant natural resources and connections.

(3) **Master Plan** – The Overall Subdivision Plan drawing S-1 represents the master plan for the overall parcel, including development areas, greenspace, access and infrastructure.