

SUPPLEMENTAL REPORT TO THE JANUARY 10, 2023 STAFF REPORT

BACKGROUND – The Applicant’s Engineer submitted five new drawings and an email certification. The following is a listing of the remaining comments from the January 10th staff report.

REVIEW ITEMS FOR THE JANUARY 17th MEETING:

1. **Lots #52 & #70 lighting** – Provide a memo describing the lighting on these buildings confirming that the building lights would not interfere with the proposed street lights.
Not received.
2. **Stormwater – Drainage area DA3 underground storage & potential conflicts** – Upgrade plans sheets 2 & 3 and detail sheet 10 to add dimensions confirming the 270-foot combined length, detailing or noting the gasket connections and adding cleanouts for maintenance. The Applicant also will look into whether anchoring is necessary and will add a detail if required. The Applicant will review the plantings to see if there is any interference with the proposed landscaping and underground storage. **The Applicant updated Sheets 2 and 3 to show the overall layout and moved the details for this system on to its own sheet, sheet 11A. Shown on schematic on sheet 11A, the detention system would include a 150-foot long 48-inch diameter pipe located in front of lots #50 and #51, and three 44-foot long 48-inch diameter pipe located under a portion of the public space on lot #70. The total length of 48-inch diameter pipe would be 282-feet, which exceeds the 270-feet in the modeling. There is an additional 20-foot section of 48-inch diameter pipe located between the inlet and DMH2 and the 73-foot section of a 15-inch diameter pipe that would also detain stormwater. The Applicant indicates with a note on the DMH2 detail that all the detention pipes would be connected with watertight rubber boots. The plans and details show three proposed 30-inch diameter access risers, one on the lot #70 section and the other two on opposite ends of the 150-foot long pipe. The plans and details show three 6-inch cleanouts on the western end of the 44-foot-long parallel pipe sections. The Applicant’s Engineer stated in an email that they looked at the potential of pipe floatation and in their opinion nothing additional would be required. They noted that about half the pipe depth would be under water, but there was enough combination of soil above the pipe and anchoring to DMH2 to prevent floatation.**
3. **Lot #30 and Farmall Drive extension stormwater systems** – At the January 3rd hearing there was a proposal to have the yard drain directly discharge into the Creekside system. However, there is proposed retention of the discharge from the yard drains in the proposed 4-foot diameter outlet structure. This retention appears to be necessary to limit the discharge to Creekside. Is this retention shown correctly? Should both discharges from the yard drains and bio-retention area be retained? The Applicant should discuss this at the next hearing. **The plans were maintained to have the yard drains go through outlet structure #2. However, the runoff from the bio-retention area is on the same side of the weir and one-inch diameter orifice, which would not provide any retention. This should be discussed at the hearing.**

4. **Stormwater discharge in the 100-year storm event (Sections 5.1.7 & 6.6.2(3) of the HSR)** – After discussions with the Applicant’s Engineer, the proposed diameter of CB#5 will be increased from 24-inches to 30-inches. – **Changes made to Sheets 2 and 3.**

5. **Potential Street Tree and Utility Line Interference (Section 6.4 & 6.5, HSR)** – Underground utility lines run underneath most of the street trees shown on the plans. For example: Road C – gas line on west side, electric line on east side; Road B – water line on south and west side, gas line on east side; Road A – water line on north side. The Applicant should clarify the depths of these utility lines, and clarify whether they will impact the roots of the proposed street trees – at the time of planting and into the future. **Not received. Also waiting on whether the underground stormwater discharge storage area conflicts with the proposed landscaping.**

6. **Legal Documents (HOA, Easements, etc.)** – A draft homeowners association (HOA) declaration was provided with the preliminary plat application, along with an irrevocable offer of dedication and easement deeds for roads A, B, & C that are being offered to the Town. The HOA needs to be updated to reflect the final plans, to clearly list the common and limited common elements (e.g., roads, sidewalks, trails, village green, lot 30, shared parking, etc.), and to address how those common elements will be managed. The HOA should also clearly address the relationship between HC2 and HC1 – particularly the shared parking that is key to this project. An irrevocable offer of dedication and easement deed are also needed for the various trail easements and the riparian area. This should include an updated shared parking agreement for lots #50 through #53. **Not received.**

Here is a brain stormed list of items that need to be addressed in the legal documents:

- a) Clarification on coordination with HC1 and Creekside. Will HC2 have a stand-alone covenant, or will this need to be combined with HC1 and/or Creekside?
- b) Maintain Roads ‘A’, ‘B’ & ‘C’ with associated sidewalk/rec paths, signs, pavement striping, lighting, etc. until Town takes over.
- c) Maintain trees on Roads ‘A’, ‘B’ & ‘C’.
- d) Maintain path & trees on lot #55.
- e) Maintain the stormwater system. (Whole or in parts?)
- f) Maintain and allowed shared use of parking areas and refuse on lots #52 and #53.
- g) Use of parking areas on lots #52 and #53 by commercial lots #50 & #51, and by others in the community and the Public.
- h) Maintain Road ‘D’ pavement and trees.
- i) Maintenance of lot #30 trees, stormwater systems, lawns etc.
- j) Will there be an association for each building on lot #70?
- k) Maintenance of the community green and shared areas on lot #70.
- l) Maintenance of the common area on the northeast side of building ‘C’ on lot #52.
- m) Maintenance of and access to the western areas.
- n) Maintenance & use of the proposed solar arrays
- o) Maintenance of other shared properties.
- p) Maintenance of the Patrick Brook Road ‘C’ crossing until the Town takes it over.
- q) Maintenance of the pedestrian bridge until the Town takes it over.

- r) Maintenance of the riparian/river corridor/flood hazard areas along Patrick Brook
7. **Trails Committee** – The Applicant will add a ‘trail easement could move based on the location of the proposed trail’ note to the plans. **This could be a condition of approval.**
8. **Application Fee** – The request was delayed due to a change in the fee schedule, which benefitted the Applicant. This should be paid prior to the close of the hearing. **Not received.**

Here is a preliminary list of submittals as of January 13, 2023, which are contained in the document file (08-01-06.320) in the Hinesburg Planning & Zoning office:

- 1) A Narrative from T.J. Boyle Associates, 18 pages, dated August 19, 2022, which introduces the project, provides a density calculation for the entire project, discusses conformance with the landscaping and greenspace regulations, conformance to the lighting standards, waiver requests, and conformance to the prior approvals.
- 2) Letter and application forms from the Applicant dated July 12, 2018 requesting water and sewer allocation.
- 3) Page 3 of the Selectboard’s August 16, 2018 minutes showing the allocation approval.
- 4) A plan titled “Hinesburg Center II Coverage Calculations”, by T.J. Boyle Associates., with sheet number EX-1, and dated September 9, 2020.
- 5) A plan titled “Hinesburg Center II Greenspace Calculations”, by T.J. Boyle Associates., with sheet number EX-2, and dated September 9, 2020.
- 6) Shared Parking analysis dated May 12, 2022
- 7) Parking study tabulation dated January 10, 2020
- 8) Memorandum of Intent for Patrick Brook Crossing Cost-Sharing Agreement between the Applicant and Haystack Homes LLC.
- 9) A plan titled “Overall Site Plan”, by Lamoureaux & Dickinson Consulting Engineers, Inc., with project number 19054, and with sheet number 1, dated 5/11/22 and with a revision date of 08/08/22.
- 10) A plan titled “Proposed Site Plan East”, by Lamoureaux & Dickinson Consulting Engineers, Inc., with project number 19054, and with sheet number 2, dated 5/11/22 and with a revision date of 8/19/22.
- 11) A plan titled “Proposed Site Plan West”, by Lamoureaux & Dickinson Consulting Engineers, Inc., with project number 19054, and with sheet number 3, dated 5/11/22 and with a revision date of 12/20/22.
- 12) A plan titled “Road A & B Profiles”, by Lamoureaux & Dickinson Consulting Engineers, Inc., with project number 19054, and with sheet number 4, dated 5/11/22 and with a revision date of 11/09/21.
- 13) A plan titled “Road C & D Profiles”, by Lamoureaux & Dickinson Consulting Engineers, Inc., with project number 19054, and with sheet number 5, dated 08/09/20 and with a revision date of 08/010/22
- 14) A plan titled “Road & Site Work Details”, by Lamoureaux & Dickinson Consulting Engineers, Inc., with project number 19054, and with sheet number 6, dated 5/11/22 and with a revision date of 11/09/21.

- 15) A plan titled “Sewer and Storm Details & Specifications”, by Lamoureux & Dickinson Consulting Engineers, Inc., with project number 19054, and with sheet number 7, dated 5/11/22 and with a revision date of 01/03/23.
- 16) A plan titled “Water Details & Specifications”, by Lamoureux & Dickinson Consulting Engineers, Inc., with project number 19054, and with sheet number 8, dated 5/11/22 and with a revision date of 03/14/22.
- 17) A plan titled “Erosion Prevention and Sediment Control Pre-Construction Plan”, by Lamoureux & Dickinson Consulting Engineers, Inc., with project number 19054, and with sheet number 9A and dated 5/11/22.
- 18) A plan titled “Erosion Prevention and Sediment Control Pre-Construction Plan”, by Lamoureux & Dickinson Consulting Engineers, Inc., with project number 19054, and with sheet number 9B, dated 5/11/22 and with a revision date of 11/29/22.
- 19) A plan titled “Erosion Prevention and Sediment Control Stabilization Plan”, by Lamoureux & Dickinson Consulting Engineers, Inc., with project number 19054, and with sheet number 9C, dated 5/11/22 and with a revision date of 11/29/22.
- 20) A plan titled “Erosion Prevention and Sediment Control Details”, by Lamoureux & Dickinson Consulting Engineers, Inc., with project number 19054, and with sheet number 9D, and dated 5/11/22.
- 21) A plan titled “Stormwater Details & Specifications”, by Lamoureux & Dickinson Consulting Engineers, Inc., with project number 19054, and with sheet number 10, dated 12/24/20 and with a revision date of 01/11/23.
- 22) A plan titled “Stormwater Details & Specifications”, by Lamoureux & Dickinson Consulting Engineers, Inc., with project number 19054, and with sheet number 11, dated 5/11/22 and with a revision date of 01/11/23.
- 23) A plan titled “Stormwater Details & Specifications”, by Lamoureux & Dickinson Consulting Engineers, Inc., with project number 19054, and with sheet number 11A, dated 12/24/20 and with a revision date of 08/19/22.
- 24) A plan titled “Post Construction Soil Depth and Quality Plan”, by Lamoureux & Dickinson Consulting Engineers, Inc., with project number 19054, and with sheet number 12, and dated 5/11/22.
- 25) A plan titled “Patrick Brook Sidewalk Crossing”, by Lamoureux & Dickinson Consulting Engineers, Inc., with project number 19054, and with sheet number 13 and dated 5/11/22 and with a revision date of 11/05/21.
- 26) A plan titled “Road ‘C’ Patrick Brook Crossing”, by Lamoureux & Dickinson Consulting Engineers, Inc., with project number 19054, and with sheet number 14 and dated 12/20/20.
- 27) A plan title “Subdivision Plat”, by Lamoureux & Dickinson Consulting Engineers, Inc., with project number 19054, and with sheet number PL-1 and dated 02-13-2020.
- 28) A plan title “Subdivision Plat”, by Lamoureux & Dickinson Consulting Engineers, Inc., with project number 19054, and with sheet number PL-2, dated 02-13-2020 and a revision date of 2/1/2022.
- 29) A plan titled “Hinesburg Center II Preliminary Plan”, by T.J. Boyle Associates., with sheet number L-100, dated 3/08/19 and a revision date of 8/16/22.

- 30) A plan titled “Hinesburg Center II Context Plan”, by T.J. Boyle Associates., with sheet number L-101, dated 3/08/19 and a revision date of 8/16/22.
- 31) A plan titled “Hinesburg Center II Street Tree Plan”, by T.J. Boyle Associates., with sheet number L-200, dated 3/08/19 and a revision date of 8/16/22.
- 32) A plan titled “Hinesburg Center II Landscape Plan A”, by T.J. Boyle Associates., with sheet number L-201, dated 3/08/19 and a revision date of 8/16/22.
- 33) A plan titled “Hinesburg Center II Landscape Plan & Typical Planting plan”, by T.J. Boyle Associates., with sheet number L-202, dated 3/08/19 and a revision date of 8/16/22.
- 34) A plan titled “Hinesburg Center II Landscape Plan Enlargements”, by T.J. Boyle Associates., with sheet number L-203, dated 3/08/19 and a revision date of 8/16/22.
- 35) A plan titled “Hinesburg Center II Lighting Plan”, by T.J. Boyle Associates., with sheet number L-300, dated 3/08/19 and a revision date of 8/16/22.
- 36) A plan titled “Hinesburg Center II Planting Details”, by T.J. Boyle Associates., with sheet number L-400, dated 3/08/19 and a revision date of 8/16/22.
- 37) A plan titled “Hinesburg Center II Lighting Details”, by T.J. Boyle Associates., with sheet number L-401, dated 3/08/19 and a revision date of 8/16/22.
- 38) A plan titled “Hinesburg Center II Hardscape Details”, by T.J. Boyle Associates., with sheet number L-402, dated 3/08/19 and a revision date of 8/16/22.
- 39) An elevation plan titled “Hinesburg Center II Building ‘C’”, by Rabideau Architects with exterior elevations, with project number 1914, with sheet number A201, and dated 01/28/20.
- 40) An elevation plan titled “Hinesburg Center II Building ‘C’”, by Rabideau Architects with Perspectives, with project number 1914, with sheet number A901, and dated 01/04/22.
- 41) Six photos of proposed building ‘C’.
- 42) An elevation plan titled “Hinesburg Center II 6-Plex, by Rabideau Architects with exterior elevations, with project number 1912, with sheet number A201, and dated 03/08/22.
- 43) An elevation plan titled “Hinesburg Center II 6-Plex, by Rabideau Architects with exterior elevations, with project number 1912, with sheet number A202, and dated 03/08/22.
- 44) An elevation plan titled “Hinesburg Center II 6-Plex, by Rabideau Architects with Perspectives, with project number 1912, with sheet number A901, and dated 03/15/22.
- 45) An elevation plan titled “Hinesburg Center II 9-Plex, by Rabideau Architects with exterior elevations, with project number 1912, with sheet number A201, and dated 03/08/22.
- 46) An elevation plan titled “Hinesburg Center II 9-Plex, by Rabideau Architects with exterior elevations, with project number 1912, with sheet number A202, and dated 03/08/22.
- 47) An elevation plan titled “Hinesburg Center II 9-Plex, by Rabideau Architects with Perspectives, with project number 1912, with sheet number A901, and dated 03/15/22.
- 48) Five photos of existing 9-plex.

- 49) Letter from Rabideau Architects describing conformance to Architectural Standards received on January 3, 2023.
- 50) Hydraulic Evaluation Summary, Proposed Patrick Brook Crossing by Matt Murawski, P.E. of Ripple Natural Resources LLC, dated July 20, 2022.
- 51) Response to Ripple report of July 20, 2022 from Kyle Medash VT DEC Rivers Program dated 9/22/2022.
- 52) Hinesburg Center II – Additional Hydraulic Information by Matt Murawski, P.E. of Ripple Natural Resources LLC, dated October 4, 2022.
- 53) Response to Ripple report of October 4, 2022 from Kyle Medash VT DEC Rivers Program dated 11/15/2022.
- 54) Memorandum by Roy Schiff, Milone & MacBroom, Inc, dated June 2, 2012 discussing the sizing of culverts along VT Route 116 for discharge and aquatic organism passage.
- 55) VT ANR DEC Individual Wetlands Permit 2021-237.01 dated November 8, 2022.
- 56) VT ANR DEC Watershed Management Division, Authorization to Conduct Instream Work, Permit #SA-3086.
- 57) Stormwater Narrative Hinesburg Center - Phase II - Revised May 2022 with maps, worksheets and modeling.
- 58) A plan titled “Stormwater Existing Conditions”, by Lamoureaux & Dickinson Consulting Engineers, Inc., with project number 19054, and with sheet number STX and dated 5/11/22.
- 59) A plan titled “Stormwater Layout and Drainage Areas”, by Lamoureaux & Dickinson Consulting Engineers, Inc., with project number 19054, and with sheet number STX, dated 5/11/22 and a revision date of 8/19/22.
- 60) Revised stormwater modeling dated November 22, 2022.
- 61) Revised stormwater modeling for Catchbasins CB1 through CB4 dated 12/20/22.
- 62) Creekside HydroCAD modeling dated 2/26/2004 by Llewellyn Howley Inc. & 7/12/2016 by Otter Creek Engineering, Inc.
- 63) Technical Memorandum, Updated Traffic Impact Assessment by Roger Dickinson, P.E., PTOE, dated April 25, 2022.
- 64) Technical Memorandum, Updated Traffic Impact Assessment by Roger Dickinson, P.E., PTOE, dated April 25, 2022 and with a revision date of December 20, 2022. Two additional traffic diagrams added on January 3, 2023.
- 65) Declarations and Road offerings dated February 15, 2020, that need to be updated.

Respectfully submitted,

Mitchel Cypes, P.E.
Hinesburg Development Review Coordinator