

2-LOT SUBDIVISION SKETCH PLAN

Applicant: Barbara Bissonette Trust c/o Joe Bissonette, 210 Beecher Hill Road Hinesburg, VT 05461	Property Location, Tax Number, Area and Zoning District: Southeast corner of Gilman Road and VT Route 116, 603 Gilman Road, 09-02-38.101, 106.5± acres, Agricultural Zoning District
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BACKGROUND – Joe Bissonette, representing the Barbara Bissonette Trust and hereafter described as the Applicant, is requesting sketch plan approval of a 2-lot subdivision to separate a lot with an existing residence from an agricultural lot. The existing residence is located at 603 Gilman Road in the Agricultural Zoning District. The property is located on the east side of Gilman Road and the south and west sides of VT Route 116, and includes the southeast corner of the Gilman Road and VT Route 116 intersection. No new development is proposed in this subdivision. There has been no subdivision of this property in at least the last 40-years. Per the definition found in Article 9 of the Hinesburg Subdivision Regulations (HSR) this application would be considered a minor subdivision.

The Bissonette family had property on Gilman Road between the VT Route 116 intersection to the south more than two miles to south of Hines Road, on the west side of VT Route 116 to north of Lavigne Hill Road, and on both sides of Beecher Hill Road more than half way towards North Road. This particular property, since it was separated from the other Bissonette lands by public right-of-ways, Gilman Road and VT Route 116, is considered a separate property. The 453 Gilman Road property, which is completely surrounded by the Applicant’s property and the 477 Gilman Road property, which is surrounded on three sides by the Applicant’s property, were separated from the Applicant’s property prior to Zoning.

The proposed residential lot, lot #2, which has the residence and an accessory structure would have about 2.2-acres of land. The proposed agricultural lot, lot #1, has one farm structure located on the southern part of the property that can be accessed from the driveway for 453 Gilman Road. The proposed lot #2 accesses Gilman Road directly. Proposed lot #1 has farm accesses on both Gilman Road and VT Route 116. Future development could access either Gilman Road and VT Route 116. Should future access be from Gillman Road, which is a class 3 Town roadway, which according to Section 2.10.2(1) of the Hinesburg Zoning Regulations (HZR), the lot density for a property that accesses a class three roadway is one unit per 12 acres. The 106.5-acre property could per area potentially have 8 units, which lot #2 would be counted as one of these 8 potential units. Should future development access VT Route 116, then the property could have 10-units, also which lot #2 would be counted as one of these 10 potential units.

Most of the property has good agricultural soils. The eastern portion of the property and some area in the southern portion of the property do not have good agricultural soils. Most of the area with good agricultural soils is actively farms and is listed in the resource viewer as either prime or statewide with limitations. The eastern portion of the property, which does not have good agricultural soils has steep and moderately steep sloped areas. There are mapped streams, and scattered wetlands with buffers on the property as shown on the resource map. There are also hydric soils on the property. There are floodplain areas on the west side of Gilman Road, but not on the Applicant’s property.

Since there is no proposed development in this subdivision, resource protection, building envelopes, new access, setbacks, stormwater and erosion control was not considered. The proposed lots do

conform to the standards found in Table 1 of Section 2.4 of the HZR. Subdivision per Article 2 of the HSR through a zoning permit was considered, but was not considered possible, since a residential lot and not an agricultural lot was being created by this subdivision.

The sketch plan application was submitted and deemed complete on March 12, 2024. This application included the application form and a site map, resource map, hydric map and natural resource view map prepared by Staff. All these documents are contained in the document file (09-01-38.101) in the Hinesburg Planning & Zoning office.

STAFF COMMENTS

1. **Minor subdivision** – This application will require a two-step process.
2. **Waivers requested, per Section 7.4 of the HSR** – Since no new development is proposed:
 - For a full survey per Sections 4.2.1 of the HSR – The Applicant proposes to provide a full survey of the residential lot, but only a representative survey for the overall agricultural lot.
 - Providing a utility design on the survey per Section 4.2.1(9) of the HSR and a utility plan per Section 6.9 of the HSR.
 - Landscaping Plan per Section 6.5 of the HSR
 - Stormwater plan per Section 6.6 of the HSR.
 - Water supply design per Section 6.7 of the HSR.
 - Sewage demand design per Section 6.8 of the HSR.
 - Providing building envelopes per Section 6.10.7 of the HSR.
3. **Final Plat requirements** – would include providing a survey in conformance to the portions of Section 4.2.1 not waived in Comment #2 and should include the location of all easements on the survey and that the lots be sequentially numbered.
4. **No non-agriculturally exempt development on proposed lot #1** – A condition of approval for allowing the waivers listed in Comment #2 is that the Applicant will need to return to the DRB prior to any non-agriculturally exempt development to occur on proposed lot #1.

Respectfully submitted,

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