

3-LOT SUBDIVISION SKETCH PLAN

Applicant: Green Slate Holdings LLC, c/o Dan Parent, 99 Sycamore Drive Hinesburg, VT 05461	Owner: Hollow Road Properties LLC, c/o Tim Parent, 14818 VT Route 116, Hinesburg, VT 05461
Designer: Ware Malcomb Survey: Lamoureux & Dickenson, 14 Morse Drive, Essex Junction, VT 05452	Property Location, Address, Tax Number, Area & Zoning District: Southeast side of Hollow Road & VT Route 116 intersection, 14405 VT Route 116, 12-01-19.000, 7.25-acres, Industrial 1 Zoning District.

BACKGROUND – Green Slate Holdings LLC, c/o Dan Parent, hereafter described as the Applicant, is requesting sketch plan approval of a 3-lot non-residential subdivision. The 7.25-acre property is located on the southeast side of Hollow Road & VT Route 116 intersection in the Industrial 1 Zoning District (I-1). The property is owned by Hollow Road Properties LLC, c/o Tim Parent. Dan and Tim Parent are both part of Parent Construction Inc. A residence on the property was recently removed, and had the address of 14405 VT Route 116. The Applicant is proposing to create a lot of about 1.5-acres in size for a contractor’s yard, and lots of about 2.2-acres and 3.5-acres in size that would have a warehousing use.

Per the definition for “Subdivision, Major” found in Article 9 of the Hinesburg Subdivision Regulations (HSR), non-residential subdivisions are defined as major subdivisions. This subdivision application will require sketch plan, preliminary plat and final plat approvals. Contractor yards and warehousing are allowable uses in the I-1 per Section 3.11 of the Hinesburg Zoning Regulations (HZR). In buildings with footprints of less than 25,000 square feet, per Section 3.11.2 of the HZR, these would be permitted uses requiring site plan approval. If the building footprints are larger than 25,000 square Feet, per Section 3.11.3 of the HZR, conditional use approval is required. According to the Applicant’s conceptual site plan, about 3.00-acres of the 7.25-acres are in the floodplain. The Applicant proposes to utilize a portion of the floodplain for stormwater treatment, which would require conditional use approval for development in the floodplain.

Table 1 in Section 2.4 of the HZR states the minimum lot size in the I-1 is 40,000 square feet, which is about 0.92-acres. The front yard setback is 50-feet measured from the centerline or roadway centerline, whichever is closer. This proposed development has front yard setbacks to VT Route 116 and Hollow Road. The Applicant may need to check the southwest corner of building 1 for setback conformance. The remaining setbacks are 10-feet from the property line. The maximum lot coverage is 75%. However, the floodplain area on each of the proposed lots appears to be more than 25% the area of these lots, so lot coverage should not be a concern.

The recently removed home was a small four-bedroom residence with an adjacent garage. The residence was built before zoning. The garage was permitted on March 16, 1974 with permit 74-14. The prior residence had direct access to VT Route 116, which would be abandoned. Access for the proposed lots would be from Hollow Road, which is a class 2 Town highway. The smaller easternmost property would have its own access, and the other two properties would share an access point. The two westernmost properties would also share parking. The parking

areas appear to have been designed to allow large trucks to maneuver, which should adequately accommodate emergency vehicles.

Environmentally sensitive areas on the property are clustered around the southeastern property line and include floodplain areas, fluvial erosion hazard areas, stream setback areas and a wildlife corridor. The northwestern portion of the property has prime agricultural soils, which are not actively farmed. Outside of the stream setback area, there are no steep or moderately steep slopes. There are wildlife habitat and deer yards are either side of the wildlife corridor. There are no mapped wetlands on the property. The Applicant is proposing to utilize a portion of the floodplain for stormwater treatment.

No building envelopes are proposed; however, the maximum lot coverage would not be reached if the development avoids property setbacks, the floodplain area and stream setbacks. It seems that the stream setbacks on the submitted plan and survey measured the 75-foot setback from the centerline of the stream instead of the stream top of bank.

The plans do not show a location where the water and septic would be placed. More than half an acre of new impervious surface is proposed, which would require both Town and State reviews.

The sketch plan application was submitted and deemed complete on March 12, 2024. This application included the application form and the following documents, which are contained in the document file (12-01-19.000) in the Hinesburg Planning & Zoning office.

- A narrative from the Applicant dated March 12, 2024.
- A plan titled ‘Conceptual Site Plan/Scheme:03’ by Ware Malcomb, with project number CHI23-0095-00, and dated 2024.02.09.
- An unsigned survey titled ‘Hollow Road Properties LLC Boundary Survey’ by Lamoureux & Dickinson, with project number 16117, sheet number 1, and dated 2-20-17.
- From Staff, a site map, two resource maps and a map from the Hinesburg Natural Resource Viewer.

STAFF COMMENTS – The application is very complete for a sketch plan review. The following comments are meant to help guide the Applicant with their preliminary plat, floodplain and conditional use/site plan applications. Though the conditional use and site plan applications would be more appropriate to officially review with a final plat application, the floodplain review should occur during preliminary plat review.

1. **Major subdivision** – This application will require a three-step process.
2. **Natural Feature Protection, per Sections 5.1.2 and 6.10.7 of the HSR, and Section 2.5.1 of the HZR** – The floodplain area, fluvial erosion hazard area and stream setback area needs to be protected and not developed. The limits to these areas need to be located. Stream setbacks are measured from the top of bank. A sufficient area of the existing wildlife corridor should also be protected. Consideration to reduce the easternmost portion of the proposed PCI property’s parking area to provide a greater sized corridor should be considered. The Applicant should provide at preliminary plat on the submitted survey, building envelopes based on protecting these sensitive areas and setbacks.

3. **Water supply and sewer disposal per Sections 5.1.8, 5.1.9, 6.7 and 6.8 of the HSR, and Section 4.3.4(5) of the HZR** – For sketch plan review, the Applicant should describe how they propose to provide water and sewer on these proposed properties. For preliminary plat review, the Applicant will be required to provide a design from an appropriately licensed professional that is capable of obtaining a State permit.
4. **Parking – adequate/too much per Section 4.3.4(2) of the HZR** – The Applicant may wish to discuss this earlier than site plan review.
5. **Road cut approvals per Section 5.1.6 of the HSR** – The Applicant should obtain preliminary approval from the Town Manager’s office for the Hollow Road accesses prior to preliminary plat review.
6. **Design Standards per Section 5.6 of the HZR** – The Applicant is advised to review the design standards for commercial and industrial uses. These will be considered during any future site plan review, but will undoubtedly influence the plans prepared for the subdivision review as well (e.g., landscaping, exterior lighting, screening).
7. **Shade Trees and Landscaping per Sections 6.4 and 6.5 of the HSR, and 4.3.4(3) and 4.3.8 of the HZR** – The submitted conceptual site plan shows shade trees along the roadways and parking areas. The maximum distance between street trees is 40-feet. There is a minimum amount of required landscaping, which is based on the project’s construction cost. The cost calculation and proposed landscaping will be required as a part of preliminary plat application.
8. **For preliminary plat:**
 - The Applicant will need to provide a survey per Section 4.1.1 of the HSR.
 - The Applicant will need to provide a stormwater treatment plan and erosion control that conforms to Section 6.6 of the HSR, which will also be required per Section 4.3.4(6) of the HZR.
 - The Applicant will need to show utility locations on the plans and survey as required in Section 6.9 of the HSR.
 - The Applicant will need to show how the proposed subdivision would provide conformance to the energy conservation requirements per Section 5.1.12 of the HSR.
 - The Applicant may wish to show the proposed lighting to show conformance to Section 5.29 of the HZR through Section 4.3.4(4) of the HZR.

Respectfully submitted,

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