

 Vestry Community Center

April 25, 2024

Development Review Board
Hinesburg, Vermont 05461

Re: Narrative for a permit to remove and reconstruct the Vestry Building on Main Street

The Vestry Community Center is a small, Hinesburg Community Non Profit that seeks to convert the Vestry Building, situated at 10632 Route 116, into a center for various community activities.

The current structural condition of the Vestry Building is very poor, The structure has been temporarily stabilized but the long-term renewal of the building requires reconstruction of both the foundation and portions of the wood structure of the floor, walls and roof. In order to construct a new foundation, the existing wood structure needs to be removed off site, salvaged and partially re-used while the site is cleared and a new concrete foundation is put in place.

This process requires removal and storage of the existing building and its various components. This is proposed to happen in the late spring and summer of 2024. A storage location is currently being identified.

Note also that a 3 dimensional scan of the existing Vestry Building is being conducted. This record drawing of the existing building will insure an reconstruction of the original Vestry Building,

It should be noted also that the existing Vestry received a conditional use permit from the Hinesburg DRB in early 2020. This permit enabled use of the structure for community purposes and most notably utilized an innovative, flexible and shared parking solution so as to enable parking off site and within the environs of the proposed facility. This conditional use permit requires reconsideration and hopefully re-approval by the DRB in conjunction with the approval to remove the components of the existing building. That is part of this application.

No firm timeline exists for the full re-construction of the Vestry but we hope to de-construct the building during 2024, remove components from the site, clear the site and prepare the site for excavation, utility placement and hopefully a new foundation. This foundation construction is dependent on ample funding and may occur in 2025.

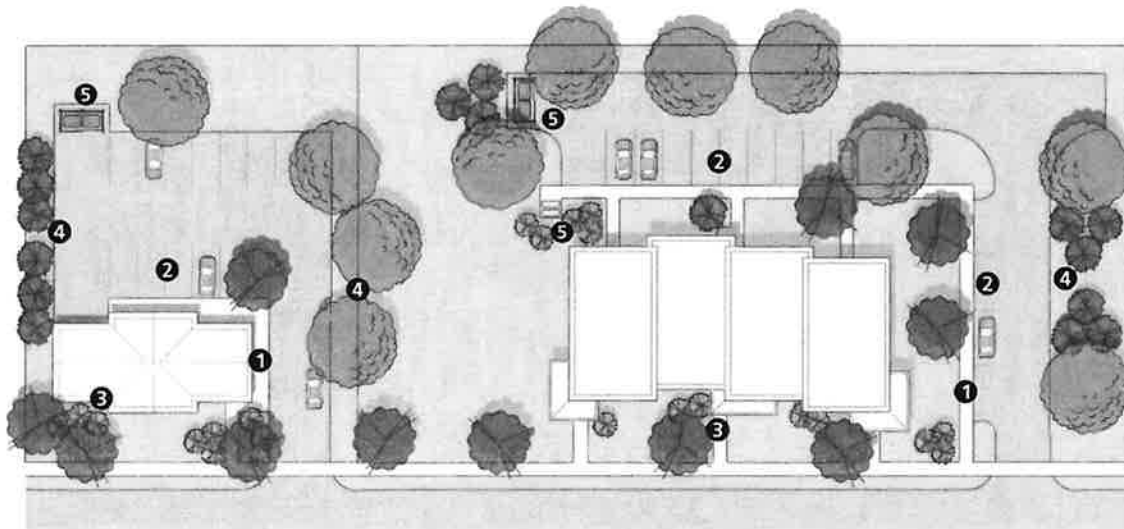
Thank you for your consideration.



Rolf Kielman, Chair, Vestry Community Center Inc.

SITE DESIGN & LAYOUT:

1. CONTINUOUS SIDEWALK NETWORK
2. PARKING TO THE SIDE OR REAR
3. FRONT YARD LANDSCAPING
4. SCREENING ALONG PROPERTY BOUNDARIES
5. UTILITY & SERVICE ELEMENTS TO THE REAR & SCREENED



5.22.3 Building Standards:



- (1) **Historic Building Removal:** Demolition or removal of any barn or any principal structure in existence before 1940 shall require conditional use approval, unless the Zoning Administrator determines that the structure poses an imminent public health/safety threat.
- (2) **Building Footprint:** The footprint of buildings with non-residential principal uses shall conform to the limits or special review outlined below. For buildings with multiple businesses or multiple principal uses (including mixed residential and non-residential buildings), the limits or special review outlined below shall apply regardless of how much of the building footprint is occupied by the uses below.
 - (a) Retail and service establishments – 15,000 square foot maximum.
 - (b) Grocery stores – 25,000 square foot maximum.
 - (c) All other non-residential uses – 40,000 square feet or more shall require conditional use review.
- (3) **Building Facades:** The provisions below are to ensure building facades interface with the streetscape and other areas where the public interacts with the site (e.g., walkways, customer parking, etc.), in order to welcome pedestrian access and interaction.
 - (a) **Architectural Detail:** For building facades facing a road or other areas where the public interacts with the site, architectural detailing shall be required. Along each façade, at least two different types of architectural detailing shall be used. Acceptable examples are listed below. Other types of detailing may be permitted if they provide equivalent coverage, visual interest, and serve to enrich the building’s appearance. Facades greater than 30 feet in length shall include architectural detailing at intervals of no more than 30 feet.