

From: [Renee L. Mobbs](#)
To: [Mitchel Cypes](#); [Liam Murphy](#)
Cc: [Jason Barnard](#); [Patrick Miner](#); [Ryan](#)
Subject: FW: R&R Development LLC (Ryan & Renee Mobbs)
Date: Monday, July 31, 2023 10:03:33 AM
Attachments: [image001.png](#)
[Mello, Letter to DRB re. Mobbs development 7.27.23 pdf \(00528708xA9531\).pdf](#)

Mitch and Liam,

We have reviewed HZR 4.5.1, 4.5.5 and 4.5.6 in light of Reindinger/Mello's comments submitted to the Town on July 28, 2023. After further consideration and discussion, the applicant hereby confirms to the Town that the preliminary plat submitted to the Town reflecting an 8-lot subdivision, with 7 lots situated on the eastern half of the property and 1 large lot on the western half of the property, represents the overall and long-term master plan and full buildout of the property. It sets forth the entire proposed and anticipated future development of this parcel. It is not our plan or intention to wait 5 years (or some other period of time) and then further subdivide Lot 1 to avoid having to start over at sketch plan review for this application, or to avoid Act 250 jurisdiction.

While we certainly appreciate that many of our neighbors do not wish to see development in their backyards, we do not feel that that is a valid objection to our master plan, so long as we have otherwise met the Town requirements for our PUD.

Renee L. Mobbs

Direct: 802.865.6323

Email: rmobbs@sheeheyvt.com



From: Liam Murphy <LMurphy@mskvt.com>
Sent: Thursday, July 27, 2023 4:45 PM
To: Renee L. Mobbs <rmobbs@sheeheyvt.com>
Cc: Bob Mello <atforestedge@gmavt.net>; P Reidinger <preidinger@gmavt.net>
Subject: FW: R&R Development LLC (Ryan & Renee Mobbs)

Renee
I just emailed the attached to the Town. Let me know if you wish to discuss.

Liam

From: Liam Murphy
Sent: Thursday, July 27, 2023 4:42 PM

To: mcypes@hinesburg.org

Cc: Bob Mello <atforestedge@gmavt.net>; P Reidinger <preidinger@gmavt.net>

Subject: R&R Development LLC (Ryan & Renee Mobbs)

Mitchel

I hope all is well with you.

As you may recall, I represent Bob Mello and Priscilla Reidinger, adjacent property owners to the proposed R & R subdivision.

I am attaching a letter in regard to their concerns for consideration by the DRB at the reconvened hearing next week.

Please let me know if you have any questions or comments.

Liam

Liam L. Murphy, Esq.

MSK Attorneys

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