

From: Clow, Christopher
To: mcypes@hinesburg.org
Subject: RE: Hinesburg Windy Ridge subdivision
Date: Thursday, September 14, 2023 9:37:52 AM

Thanks Mitch,

Yes, that is interesting – we'll see how that goes. In the meantime, Craig Keller with Section 1111 permitting got back with me. For a few reasons, this development would require a Section 1111 permit so the applicant may want to consider contacting Ed Pierce about that ed.pierce@vermont.gov as it progresses.

Chris

Christopher Clow, PE | Transportation Engineer
Policy, Planning, and Intermodal Development
Development Review and Permitting Services
Vermont Agency of Transportation
219 North Main Street | Barre, VT 05641
802-522-4901 phone | christopher.clow@vermont.gov
<http://www.vtrans.vermont.gov>



From: mcypes@hinesburg.org <mcypes@hinesburg.org>
Sent: Thursday, September 14, 2023 9:38 AM
To: Clow, Christopher <Christopher.Clow@vermont.gov>
Subject: RE: Hinesburg Windy Ridge subdivision

You don't often get email from mcypes@hinesburg.org. [Learn why this is important](#)

EXTERNAL SENDER: Do not open attachments or click on links unless you recognize and trust the sender.

They are proposing to have about 60% of the units qualify as affordable housing and have requested that the Town apply for a neighborhood designation, which could avoid ACT 250. Not sure how this may progress.

From: Clow, Christopher <Christopher.Clow@vermont.gov>
Sent: Thursday, September 14, 2023 7:48 AM
To: mcypes@hinesburg.org
Subject: RE: Hinesburg Windy Ridge subdivision

Thanks Mitch,

I appreciate the information. I will also pass this on to my permitting colleagues so they can be aware of it as well. Do you have any idea if this will be going through Act 250? It looks like the land is

over 10 acres, but they also are building affordable housing so I was curious. Thanks again!

Chris

Christopher Clow, PE | Transportation Engineer
Policy, Planning, and Intermodal Development
Development Review and Permitting Services
Vermont Agency of Transportation
219 North Main Street | Barre, VT 05641
802-522-4901 phone | christopher.clow@vermont.gov
<http://www.vtrans.vermont.gov>



From: mcypes@hinesburg.org <mcypes@hinesburg.org>
Sent: Wednesday, September 13, 2023 2:52 PM
To: Clow, Christopher <Christopher.Clow@vermont.gov>
Subject: Hinesburg Windy Ridge subdivision

EXTERNAL SENDER: Do not open attachments or click on links unless you recognize and trust the sender.

Hi Chris,

I hope you and yours are well. Let me know if you are still the person from VTrans, who receives these notices.

I have scheduled a 77-unit subdivision application, called Windy Ridge, for the October 3rd DRB meeting. This subdivision would be located between Riggs Road and CVU Road on the east side of VT Route 116. It will not directly access VT Route 116, but the property abuts VT Route 116. Information on the subdivision is available on the Town website at the following link: <https://www.hinesburg.org/development-review-board/pages/2023-windyridge-sketch>. I have spoken to the Applicant on coordinating with the Haystack development on the access.

The application is for sketch plan, which is conceptual. The applicants will need preliminary plat and final plat approvals, which will be more detailed. A staff report should be available within a couple of weeks and will be added to this link. Usually we seek feedback during preliminary plat review, but since this is a large project, we felt you may wish to see the conceptual plans at the beginning of the review. Contact me should you have any questions on this.

Mitch

Mitchel Cypes, P.E.
Hinesburg Development Review Coordinator

mcypes@hinesburg.org

802-482-4211

10632 Route 116, Hinesburg, VT 05461