



State of Vermont
Policy, Planning & Intermodal Development Division
Policy, Planning and Research Bureau
Development Review & Permitting Services Section
219 North Main Street
Barre, VT 05641
vtrans.vermont.gov

Agency of Transportation

April 1, 2024

Mitchel Cypes
Town of Hinesburg
10632 VT 116
Hinesburg, VT 05461
Via email: mcypes@hineburg.org

Subject: Bissonette 2-lot subdivision, Hinesburg, L.S. 136+22~163+68 LT, MM 2.58~3.10
VTrans #46434

Dear Mitch,

This guidance document is written in response to your written request of March 29, 2024, regarding subdivision review in accordance with 24 V.S.A. § 4463(e) and the applicability of 19 V.S.A. § 1111 jurisdiction over a proposed 2-lot subdivision of 106.5+/- acres adjacent to VT 116 as shown on the attached plan "Bissonette Property – Proposed 2-Lot Subdivision" by Hinesburg Planning & Zoning dated 3/13/2024.

For the reasons set forth below, it is determined that a Section 1111 permit **is** required for the proposed subdivision:

- Proposed Lot 1 has two existing agricultural accesses on VT116.
- VTrans has no access permits on file for these accesses.
- Work may be required on these accesses, pending VTrans review when a permit application is received.

The Agency will place the following conditions on this permit:


- No additional access on VT 116 will be granted for Lot 1 in the future.
- The two existing accesses will be approved for agricultural use only.
- Future development of Lot 1 requires VTrans approval, and access to VT116 will be re-evaluated at that time.

Please include this guidance document in the hearing record, and advise the applicants to contact me for information on applying for an access permit.

Sincerely,

DocuSigned by:

Ed Pierce
Permit Coordinator (802) 498-8946

DocuSigned by:

Reviewed by: _____
Craig S. Keller, P.E., Chief of Permitting Services

cc: District Transportation Office #8



Pierce, Ed

From: mcypes@hinesburg.org
Sent: Friday, March 29, 2024 6:09 PM
To: Pierce, Ed; Clow, Christopher; Keller, Craig
Subject: DRB 04/02/24 Hinesburg DRB meeting information
Attachments: Agenda-DRB-24-04-02.pdf; 09-02-38-101-Bissonette-2024sketch-report.pdf; 12-01-19-PCI-2024sketch-report.pdf

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

Hello Ed, Chris and Craig,

Attached is the meeting agenda for the April 2nd DRB meeting and a Staff reports for the sketch plan applications for Joe Bissonette & Green State Holdings LLC. I know you are already familiar with the Green State Holdings' (PCI) application. The Bissonette application does not propose any new development. The Applicant's mother recently passed away, and the residence on the property is being separated from the agricultural fields.

Tuesday's meeting will be an in-person meeting with remote access available using Zoom. The link to participate in the meeting using Zoom is on the agenda. Also on the agenda is links to the Town website for the information provided to the DRB. This Public meeting starts at **7:00PM**. Contact me should you have any questions and/or if I can be of further assistance.

Mitch

Mitchel Cypes, P.E.
Hinesburg Development Review Coordinator
mcypes@hinesburg.org
802-482-4211
10632 Route 116, Hinesburg, VT 05461

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.

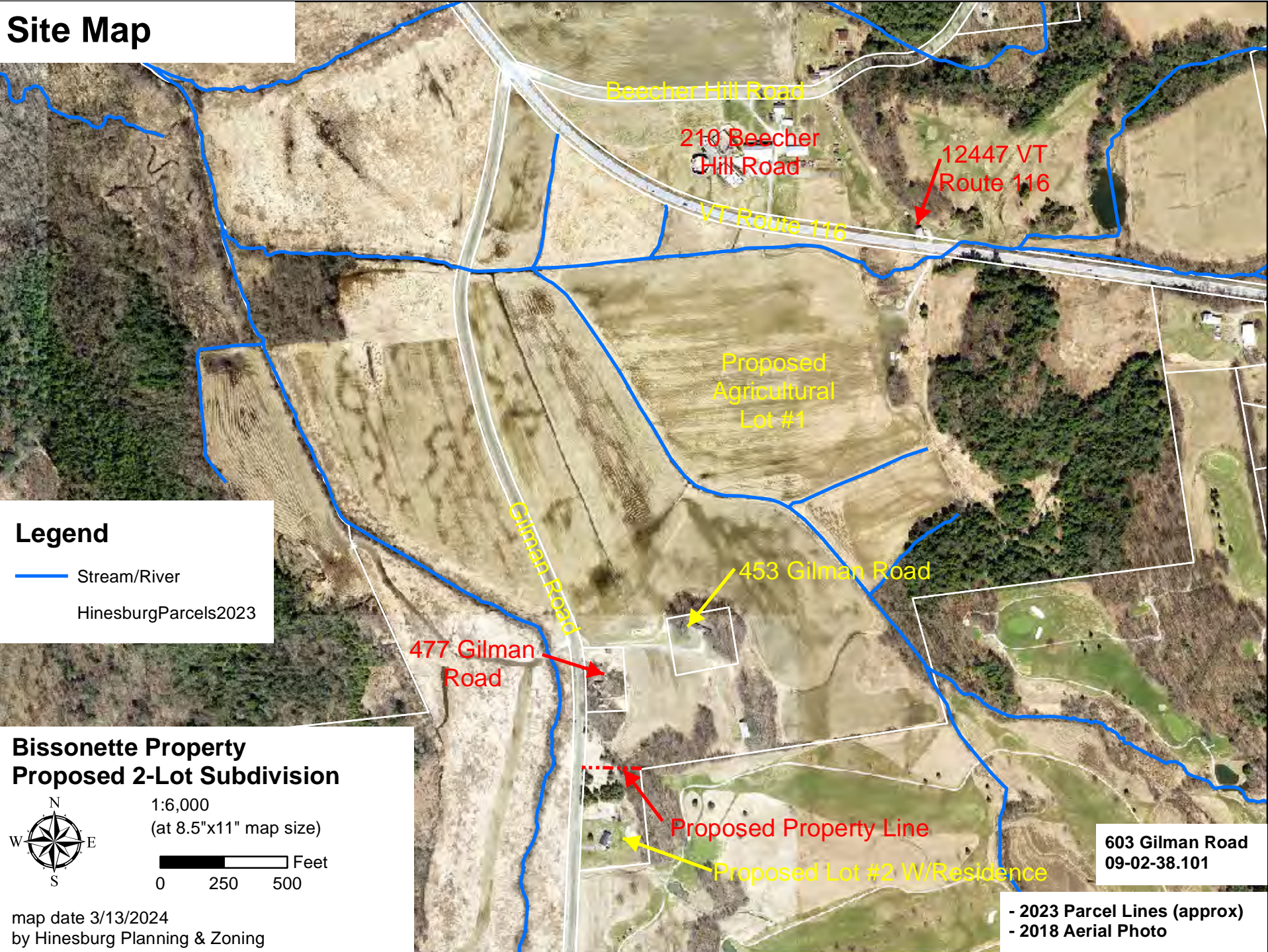
STAFF COMMENTS

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.

Site Map



Legend

- Stream/River
- HinesburgParcels2023

Bissonette Property Proposed 2-Lot Subdivision



1:6,000
(at 8.5"x11" map size)

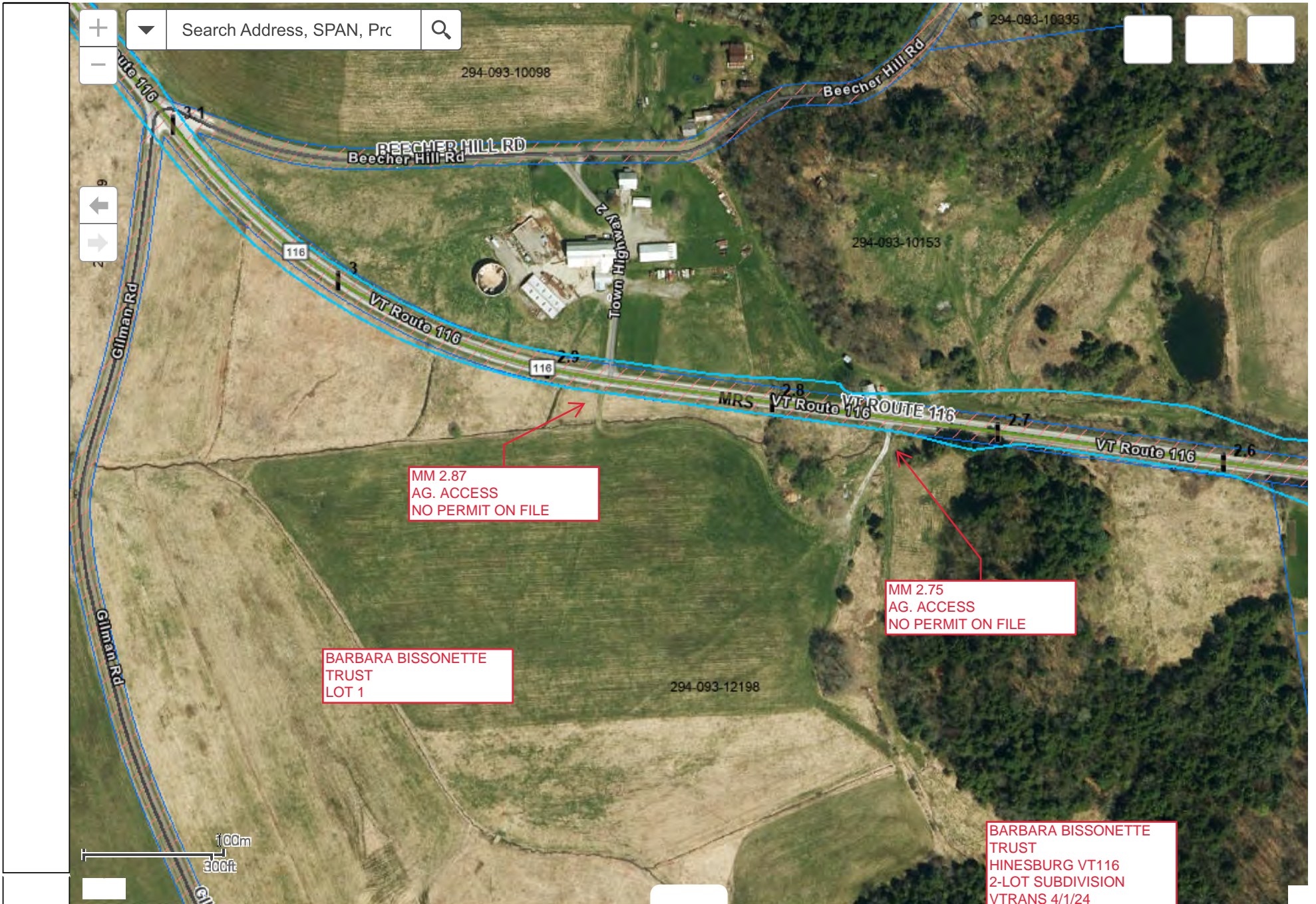
0 250 500 Feet

map date 3/13/2024
by Hinesburg Planning & Zoning

603 Gilman Road
09-02-38.101

- 2023 Parcel Lines (approx)
- 2018 Aerial Photo

Vermont Right of Way Spatial Data Hub



12447 Rte 116

Hinesburg, Vermont
Google Street View
Aug 2023 See more dates



Image capture: Aug 2023 © 2024 Google

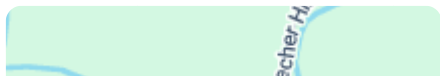
MM 2.75 LOOKING WEST

Google Maps 12447 Rte 116

Hinesburg, Vermont
Google Street View
Aug 2023 See more dates



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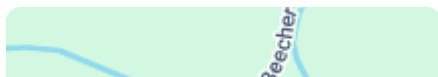
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Google Maps 12447 Rte 116

Hinesburg, Vermont
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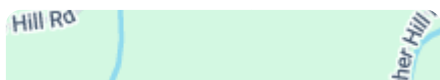
MM 2.75 LOOKING EAST

Google Maps 12320 Rte 116

Hinesburg, Vermont
Google Street View
Aug 2023 See more dates



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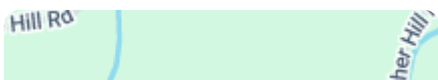
MM 2.87 LOOKING WEST

Google Maps 12318 Rte 116

Hinesburg, Vermont
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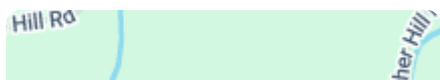
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