



Town of Hinesburg  
Planning & Zoning Department  
10632 Route 116, Hinesburg, VT 05461  
Phone: (802) 482-4211, [www.hinesburg.org](http://www.hinesburg.org)

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May 15, 2023

Robert Barrows  
491 Mechanicsville Road  
Hinesburg, VT 05461  
Hand Delivered

Dear Mr. Barrows,

This is a follow up to the April 26, 2023 letter sent to you. Accompanying this letter is the agenda for tomorrow night's Development Review Board (DRB) meeting and the Staff report for the Laster application. On May 4, 2023 I visited your property and looked at the drainage patterns between the Laster property's subdivision development and your property. This included a walk along Mechanicsville Road and on your property. I looked inside the open catch basins and swales. I did not open the manholes or dig out swale areas. I did not take measurements while visiting the area. I am relying on the locations of observed features and measurements using the Town's GIS system and Google Earth.

Your property is approximately 100-feet wide and 345-feet deep with and has a reported area of 0.79-acres. You have a one-story residence, a two-car garage and various accessory structures. Access to your property is from Mechanicsville Road to the east. Your property is relatively flat, but slopes to the west. According to the Town's GIS program, there is about a 10-foot drop in elevation over the 345-feet, which equates to about a 3% slope. To the west of your property is the Patrick Brook canal. There is fluvial erosion hazard area in the western part of your property. On my walk I observed that about 100-feet to 120-feet of the western portion of the property had wet soggy ground. When James Donovan and Patricia O'Donnell received subdivision approval from the DRB on May 19, 2020, their survey showed the entire southern area of their property, which bordered your property, as being a designated as a wetland.

Mechanicsville Road is a crowned class two Town roadway. The road travels in a north to south direction in this area. On the west side of Mechanicsville Road, where your property is located, there is curb and sidewalk. The sidewalk is adjacent to the curb. The curb channels stormwater to four catch basins between your driveway and the high point in the roadway located about 810-feet to the north of your driveway on Mechanicsville Road. North of this 810-feet stormwater drains to the north to Patrick Brook. The sidewalk is elevated above the roadway. The two southernly most of the four catch basins are 20-feet and 140-feet north of your driveway. The one to the north appears to discharge through a pipe to the catch basin 20-feet north of your driveway. This catch basin appears to discharge to a manhole that is about 35-feet south of your driveway, that has a pipe outlet that discharges to a swale on to the property just south of your property that parallels the property line. This swale discharges to the Canal south and downstream of your property.

There is a catch basin about 330-feet north of your driveway that appears to discharge to a manhole just northwest of the catch basin, which appears to discharge on to the property to the north of your property. This outlet is about 250-feet north of your northern most property line. Stormwater discharging from this outlet disperses and drains towards the Canal. The northern most of these four catch basins is located about 650-feet north of the Barrows' driveway. The outlet pipe from this catch basin appears to go to the east side

of Mechanicsville Road. I was unable to find the eastern end of the outlet pipe, which is probably buried by sediment.

The east side of Mechanicsville Road in this area discharges to a swale located on to the east of the roadway. According to the Town GIS mapping, there is about a 13-foot drop in the 810 feet along Mechanicsville Road, which calculates to an average slope of 1.6%. The slope in the swale varies. There are flat areas that have standing water. The swale discharges all of its stormwater far to the south of your property to a stream located between Hawk Lane and Mulberry Lane.

The Laster subdivision proposes to treat stormwater on their property with two proposed gravel wetlands. Stormwater from what is labeled as gravel wetland one (GW1) would mostly discharge to the tributary to the north of the proposed Laster subdivision. Most of GW1 stormwater discharge would go to the canal located to the west of your property. However, stormwater from extreme storm events would discharge to the swale on the east side of Mechanicsville Road that completely avoids your property. The other proposed gravel wetland, GW2, discharges stormwater to the swale on the east side of Mechanicsville Road, similarly bypassing your property. None of the proposed discharge from the proposed Laster subdivision would discharge to the west side of Mechanicsville Road.

The Applicant has provided modeling for the proposed stormwater system and the existing conditions. This modeling indicates that the peak discharges for the reviewed stormwater events including for the 100-year storm event, would have a smaller peak discharge than that which exists currently. The largest storm in the regulations that can be review is the 100-year storm event, which has a 1% chance of occurring in any year.

The only Stormwater discharge from the proposed Laster subdivision that would come towards your property is that which discharges to the Canal. The Applicant's stormwater modeling indicates that there would be less of a peak discharge for modeled storms up to and including the 100-year storm event. Larger storm events would discharge any additional stormwater to the swale on the east side of Mechanicsville Road bypassing your property. So, the level of water in the Canal should not increase due to the proposed Laster development. Your property is wet and if reviewed by the appropriate professional, may be found to be a wetland. The western part of your property is considered a floodplain (fluvial erosion hazard) area. According to the Town GIS mapping your entire property has hydric (wet) soils. The proposed development should not change your situation.

You are welcome to join us on Tuesday, May 16, 2023, at 7:00pm in the first-floor conference room at the Town Hall when Laster's application is reviewed. Please feel free to contact me if you have any further questions regarding the Laster subdivision application and/or if I can be of further assistance.

Sincerely,



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