

Agenda
Special Executive Committee Meeting
Wednesday, May 15, 2024 – 5:30 p.m.



Join Zoom Meeting:
<https://us02web.zoom.us/j/82534860479>
Dial in 1 646 876 9923
Meeting ID: 825 3486 0479

1. Call to Order, Attendance
2. Changes to the Agenda, Members' Items (Action)
3. Act 250 & Section 248 Applications
 a. Hinesburg Green and Farmall Connector, Hinesburg (4C1140-5) * (Action)
4. Adjournment (Action)

*Attachments

NEXT MEETING – Executive Committee June 5, 2024; 5:45 p.m.

*In accordance with provisions of the Americans with Disabilities Act (ADA) of 1990, the CCRPC will ensure public meeting sites are accessible to all people. Requests for free interpretive or translation services, assistive devices, or other requested accommodations, should be made to Emma Vaughn, CCRPC Title VI Coordinator, at 802-846-4490 ext. *121 or evaughn@ccrpcvt.org, no later than 3 business days prior to the meeting for which services are requested.*

May 15, 2024

Kaitlin Hayes
District Coordinator
111 West Street
Essex Junction, VT 05452

RE: Town of Hinesburg Green and Farmall Drive Connector, VT-116, Hinesburg; #4C1140-5

Dear Ms. Hayes,

The Chittenden County Regional Planning Commission's (CCRPC) Staff and Executive Committee have reviewed the Act 250 application for the above-referenced application. The project is described as amending Condition #27 of LUP #4C1140-3 to allow the Town of Hinesburg (the Town) to close the connector street to Farmall Drive with a moveable barrier and remove the restriction on left turns out of and into the connector street; and to allow the Town to construct phase one of the Town Common planned for Lot 1, which includes site regrading and drainage improvements, landscaping, and pavilion construction.

Due to the detailed level of development review in most Chittenden County municipalities, and the environmental permit reviews at the Vermont Department of Environmental Conservation, CCRPC focuses its Act 250 reviews on the type of proposed land use and the Planning Areas section of the *2018 Chittenden County ECOS Plan*. The CCRPC also focuses its review on transportation-related issues, where appropriate, in accordance with the Metropolitan Transportation Plan, which is within the *2018 Chittenden County ECOS Plan*.

The CCRPC offers the following comments on the proposed project:

The proposed project is located within the Village Planning Area as defined in the *2018 Chittenden County ECOS Plan*. The Village Planning Area is identified in the Plan as an area authorized for mixed use development intended to serve its local surroundings as a place where people can live, work, shop and recreate. The proposed Town Green provides recreational opportunities that enhances both residential and commercial uses within Hinesburg Village. Thus, the proposed project helps implement Strategy #2 of the ECOS Plan, which calls for 80% of new development in the areas planned for growth and Goal 8, which calls for increased access to, and participation in, arts, culture, and recreational opportunities.

However, CCRPC has concerns about the Town's proposal to remove the exiting Act 250 condition related to the connector street and the installation of a barrier to block vehicular use of the street.

A permanent installation of the barrier does not support the following goal in the [2018 ECOS Plan](#) related to transportation:

Goal 15. Transportation - Provide accessible, safe, efficient, interconnected, secure,

equitable and sustainable mobility choices for our region's businesses, residents and visitors (p.4).

Our understanding is that the Town of Hinesburg has long planned for this area, north and the south of the proposed project, to be developed as a dense, walkable, village with a network of grid streets. This planning work has resulted in the adoption of an Official Map that shows an interconnected street network although the street being proposed to be blocked off is not included in the Official Map.

The planned interconnectedness of this area is threatened by the recent denial of Hinesburg Center Phase II Act 250 application by the District Commission. This denial may prevent the construction of a street connecting Hinesburg Center and Haystack Crossing due to potential floodplain impacts. Planned street connections shown on the Official Map between Farmall Dr. and Charlotte Rd. have not yet been built and will require substantial public investment to obtain the required land and construct the streets. If the District Commission approves the permit amendment to block the connector street with a barrier, it will mean only one street will connect VT 116 and the existing homes in Hinesburg Center and the almost 100 homes if Hinesburg Center Phase II is approved in the future. This raises concerns about the achievement of the Town and Region's policy goals related to compact development, access of emergency services to Hinesburg Center in case of an emergency and any unknown impacts on the level of service at the intersection of VT 116/Commerce Street/Farmall Drive.

Village-style, walkable, mixed-use development necessitates interconnected streets for all travel modes. This includes vehicular traffic. The proposed closure of the connector street is not advised as it reduces the interconnectivity of the transportation system. An additional street connection to Hinesburg Center will "future proof" the intersection of VT 116/Commerce Street/Farmall Drive and prevent any future need for additional improvements to expand that signalized intersection when Phase II is developed.

The District Commission should consider permitting the removal of the existing Act 250 connector street only when another street connection is made between the Hinesburg Center development and one other surrounding arterial or collector street (e.g. VT 116, Shelburne Falls Road, or Charlotte Road).

If the District Commission denies the Town's request to remove the existing Act 250 condition, CCRPC can provide technical assistance to the Town to make the connector street safer by using traffic calming measures that could include installation of a speed hump, curbing of parking areas, landscaping, and others. The additional parking proposed by the Town on the connector street will also act as a speed deterrent.

if the District Commission approves the Town's request to remove the existing Act 250 condition, CCRPC suggests installation of a lockable gate which is a quicker and easier method than a permanent barrier for emergency services to open the connector street in case of an emergency.

These comments are based on information currently available; we may have additional comments as the process continues.

Thank you for the opportunity to comment on the application. Please do not hesitate to contact me at (802) 846-4490 or cbaker@ccrpcvt.org.

Sincerely,

Charlie Baker
Executive Director

CC: CCRPC Board
Certificate of Service

CERTIFICATE OF SERVICE

I hereby certify on this 16th day of May 2024, a copy of the foregoing letter concerning Act 250 Land Use Permit Application #4C0325-5 was sent by U.S. mail, postage prepaid to the following individuals without email addresses and by email to the individuals with email addresses listed.

Town of Hinesburg
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FOR YOUR INFORMATION

District #4 Environmental Commission
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Hinesburg Town Clerk
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Creekside Community Association, c/o Dan
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Dated May 16, 2023

/s/ Darren Schibler

Darren Schibler
Senior Planner, CCRPC
permitting@ccrpcvt.org