



## O'Leary-Burke Civil Associates, PLC

CIVIL ENGINEERING | REGULATORY AND PERMIT PREPARATION | LAND SURVEYING | CONSTRUCTION SERVICES | LAND USE PLANNING

February 19, 2020

Eric Vorwald, AICP  
Planning & Zoning Manager  
City of Winooski  
27 West Allen Street  
Winooski, VT 05404

RE: A 9 Unit Planned Residential Development  
64 Lafountain Street, Winooski

Dear Eric:

We are writing on behalf of 64 Lafountain Street LLC (c/o Rick Church) to request scheduling for Preliminary Plan review of the attached 9 Unit Planned Residential Development.

The proposed development is located on a vacant  $\pm 0.98$  acre tract of land and zoned R-B, Residential-B. The proposal is to construct (9) new residential units with associated infrastructure. In addition, a boundary line adjustment is proposed to convey  $\pm 0.18$  acres from 39 Leclair Street to 64 Lafountain Street to accommodate a turnaround as requested by the Fire Chief. The total acreage of the parcel after the boundary line adjustment will be  $\pm 1.16$  acres. The formal boundary line adjustment application will be submitted as part of our final plan submittal.

The project will be served by the following:

- 20' wide non-curbed private street with 5' wide sidewalk off of Lafountain Street;
- Municipal water;
- Municipal sewer;
- On-Site stormwater treatment (infiltration);

### Preliminary Plan Narrative:

Please find the following responses to the City of Winooski Development Review Procedures:

**Subsection 6.2: Subdivisions:**

**6.2.H: General Standards:**

1. **Development Density:** The total acreage of the parcel after the boundary line adjustment will be  $\pm 1.16$  acres. Based on the allowable density of the Residential-B Zoning District under Section 2.5 of the Development Review procedures, the total allowable number of Units is 10 units. ( $1.16 \text{ Acres} \times 43,560 \text{ SF/Acre} / 7,500 \text{ SF/Lot} = 6 \text{ Lots}$ . Per Section 2.4, Two-Family Dwellings are a permitted use within the Residential-B District:  $6 \text{ Lots} \times 2 \text{ Units/Lot} = 12 \text{ Units}$ . The proposal is for a total of 9 residential units, consisting of 9 carriage units with detached garages;
2. **Existing Site Conditions:** The proposal is located on an existing, vacant, parcel. There are no known historic or scenic resources located on Site. There is an existing 2,321 SF Class III wetland located on-site per the attached Wetland Classification Report from the VT DEC Wetlands Program;
3. **Winooski Municipal Development Plan & Regulations:** The project will conform to the Winooski Municipal Development Plan & Regulations. Please refer to the Final Plan set for the location, details & specifications of the proposed development;
4. **District Settlement Patterns:** The project is located within the Residential-B Zoning District, which purpose is to accommodate a safe, livable, and pedestrian friendly residential neighborhood with moderately higher density development than R-A and an inviting streetscape. The project proposes 9 units as part of an in-fill development to increase the allowable density within the project parcels, while still being below the theoretical maximum density. The project proposes a new private street with sidewalk access off of Lafountain Street. Please refer to Plan Sheets 2 & 3 for additional information;
5. **Lot Layout:**
  - a. The lot is located within the Residential-B Zoning District and is suitable for the intended residential use;
  - b. The project layout conforms to the desired district settlement patterns. Please refer to item H.4 above for additional information;
  - c. The project is being proposed as a Planned Unit Development (refer to Section 6.3 responses below for additional information). The project proposes 9 residential units, which is below the maximum 10 units allowed per Section 2.5;
  - d. Per the attached Preliminary Plan, the proposed design utilizes the irregular shaped lot to provide higher residential density (below maximum allowed density). There are no known historic or scenic resources located on Site. There is an existing 2,321 SF Class III wetland located on the eastern side of the site;
6. **Building Envelopes:** The project is being proposed as a Planned Unit Developments. All new residential units will meet the required front/side/rear

- yard setbacks and be condominium units. Please refer to the attached Preliminary Plan for additional layout information;
7. Survey Monuments: The boundary lines as shown on the Preliminary Plan are based on initial research performed by O'Leary-Burke Civil Associates, PLC. Please refer to the attached Boundary Line Adjustment Plat for additional information;
  8. Landscaping & Screening: The project proposes a mix of landscaping and screening. Cedar hedges are proposed along portions of the property lines, as well as individual unit foundation plantings and street trees. Please refer to Plan Sheets 2 & 4 for additional information;
  9. Energy Conservation:
    - a. The new residential units are located and oriented in such a way to best utilize the irregular Site property lines while taking into account maximum southern exposure;
    - b. The Site proposes to cluster the proposed residential units based on the allowable maximum density of the Site boundary lines, while providing necessary infrastructure to serve the units. Extensions of municipal water & sewer, a 20' wide private street and on-site stormwater management will serve the development as efficiently as possible;
    - c. The project will incorporate the existing Site topography, vegetation and landscaping as best as possible. Please refer to the Plan set for additional information;
  10. Common Open Space Areas: All areas located outside of the proposed private road, driveways and building footprints are proposed to be Common Open Space. A proposed common amenity area is located to the north of the Unit 3 garage with nine (9) proposed planter boxes and a picnic table. Please refer to the Sheet 2 for additional information;
  11. Stormwater Management & Erosion Control: All stormwater and erosion control are to be detained & treated on-site through roadside swales / infiltration trenches and (10) drywells. Please refer to Plan Sheets 2, 3 & 5 for additional information as well as the attached HydroCAD computations;
  12. Access & Driveways:
    - a. The project parcel has frontage along Lafountain Street and is greater than the 75' minimum;
    - b. Per Section 4.2, D "In the event approval by the DRB is required for the development, the access permit shall be obtained *after* the DRB approval;
    - c. The project proposes a 20' wide private street with 5' wide sidewalk off Lafountain Street with a proposed turnaround located at the end;
  13. Driveways: Driveways serving Units 1-9 will gain access off the proposed private street;
  14. Development Roads: The project proposes a 20' wide private street with 5' wide sidewalk off of Lafountain Street. See attached 11/21/19 email from John Audy

- (Fire Chief) approving the proposed private street layout with turnaround. Please refer to Sheets 2, 3 & 4 for additional information;
15. Improvements: The proposed project will not unduly burden the City of State Highways in the vicinity of the project. The proposed 9 residential units will produce 52 daily trips, including 4 AM & 5 PM peak hour trips. Please refer to the attached ITE Trip Generation spreadsheet for additional information;
  16. Names, Signs & 911 Locator Numbers: The proposed Private Road name & 911 addresses will be provided as part of the Final submittal package;
  17. Transit Facilities: No transit facilities are proposed at this time;
  18. Public Facilities & Utilities: The project proposes extension of the municipal water & sewer utilities, and the private road will gain access off Public ROW. Full design will be completed as part of the Preliminary/Final submittal. Please refer to the Plan Set for locations, details & specifications;
  19. Legal Requirements:
    - a. All areas located outside of the proposed private road, driveways and building footprints are proposed to be Common Open Space. The applicants Attorney is preparing the Legal documents and will be forwarded upon receipt, indicating restrictions, ownership & maintenance of all Common Open Space;
    - b. The applicants Attorney is preparing the Legal documents, including Homeowners Association documents, indicating how all required improvements, associated ROW & easements and other common lands and facilities will be adequately maintained in accordance with the plans;
    - c. The applicants Attorney is preparing the Legal documents and will be forwarded upon receipt, indicating restrictions, ownership & maintenance of all Common Open Space;

**Section 6.3: Planned Unit Development Standards:**

**6.3.E: Standards**

1. Per Section 2.4 Land Use Table, Single Family Dwelling units are permitted within the Residential-B Zoning District. The project proposes nine (9) carriage units. The density, lot coverage & height requirements will not be exceeded;
2. The project is located within the Residential-B Zoning District, which purpose is to accommodate a safe, livable, and pedestrian friendly residential neighborhood with moderately higher density development than R-A and an inviting streetscape. The project proposes 9 units as part as an in-fill development to increase the allowable density within the project parcel, while still being below the theoretical maximum density of 12 Units;
3. Please refer to the responses to Section 6.2.H above;
4. The project proposes to:
  - a. Locate the development to best utilize the infill site while taking into account the existing topography, landscaping and natural & scenic qualities. Please refer to the Plan set for additional information;

- b. The project utilizes the infill site to better match the density requirements of the Residential-B Zoning District (9 units proposed, 12 unit theoretical maximum). Please refer to the Plan set for additional information;
  - c. All setbacks will be met along the periphery of the project. Please refer to Plan Sheets 2, 3 & 4 for additional Landscaping design and information;
  - d. The project proposes a 20' wide private street with 5' wide sidewalk to serve Units 1-9. Parking for the residential units will be within each respective units driveway & garage;
5. The project plans to utilize extensions of the municipal water & sewer systems to serve the new residential units. The road and stormwater systems will remain private;
  6. N/A;
  7. No waivers are being requested as part of the proposal;
  8. The project proposes extensions of the municipal water & sewer utilities that are to be public;

Please find the following responses to the City of Winooski Development Review Board 2/21/2019 Comments:

Comment # 1: Submit a preliminary and final plan for this project as it will be reviewed as a Planned Unit Development, which is classified as a major subdivision in the City's Unified Land use and Development Regulations.

**Response: Understood. Please see attached application.**

Comment # 2: Contact the Department of Public Works to identify the standards and specifications related to the construction of the road to ensure it complies with all City requirements. Additionally, the applicant should discuss any specifications that may limit the City from taking this over as a public road if a future need arises.

**Response: The Department of Public Works does not currently have any adopted standard specifications and details. We reached out to Public Works requesting approval of the proposed private road but did not hear back. Please see attached 11/21/19 email from John Audy (Fire Chief) approving the proposed private street layout with turnaround which was added per his review.**

**Infill development within the Residential B Zoning district is encouraged and at a higher density. A public ROW would not work given the parcel width and desired density. Regardless, the proposed roadway thickness will be designed to the City requirements.**

**There is no intent for the City to take over the private road and the association documents will make it clear that the roadway is to be owned and maintained by the HOA.**

Comment # 3: Contact the City's emergency service providers including the Fire Department to ensure the design and layout of the roadway can accommodate the multiple apparatus that are used by these departments.

**Response: Please see attached 11/21/19 email from John Audy (Fire Chief) approving the proposed private street layout with turnaround which was added per his review.**

Comment # 4: Provide additional information regarding the soils in and around the development. Past evidence has indicated that this area has the characteristics of being a wetland or area with multiple, small vernal pools. Additional data related to the infiltration and drainage capacity of these soils should be provided. It may be appropriate to engage the services of a wetlands scientist or similar expert to evaluate and report on these conditions.

**Response: The soils on-site are mapped AdA – Adams and Winsor Loamy Sands per NRCS. A Class III Wetland was located on the eastern side of the Site by Gilman and Briggs Environmental, and verified by the State in June 2019. Please see attached Wetland Classification Report from the VT DEC Wetlands Program. The marginal wetland is not protected by the State and is below the 5,000 SF Army Corp trigger and will be filled.**

Comment # 5: Consider design and engineering that would convey stormwater to the City's existing collection and conveyance system.

**Response: Given the natural grade of the land slopes from north to south it is not feasible to connect to the City's storm sewer system in Lafountain Street. Stormwater is to be detained & treated on-site through roadside swales / infiltration trenches and (10) drywells. Please refer to Plan Sheets 2, 3 & 5 for additional information as well as the attached HydroCAD computations;**

Comment # 6: Include sidewalks along the roadway to provide separation and pedestrian facilities instead of striping on the roadway.

**Response: A 5' sidewalk is now proposed to the west of the private roadway, connecting the proposed development with Lafountain Street.**

Comment # 7: Include additional parking within the development to accommodate visitors or other off-street parking needs such as snow removal that may arise.

**Response: The proposal is currently meeting the parking requirement within the R-B zoning district of 2 spaces per unit (1 garage space and 1 driveway parking space). In addition, 2 proposed guest spaces are proposed to the north of Unit 3. Additional on-street parking is also provided along Lafountain Street.**

Comment # 8: Consider the orientation of units 1 and 2 as identified on the sketch plan. These two units are located along LaFountain Street with the rear of the structure facing LaFountain Street. It may be more appropriate to rotate or reorient these units so they front on LaFountain Street to continue the pattern of other structures along the roadway.

**Response: Units 1 & 2 have been reoriented so these units front along Lafountain Street.**

Comment # 9: Maintain the minimum 15-foot setback where possible around the perimeter of the property and request relief only where necessary to achieve the development pattern that can meet the needs of the applicant while being sensitive to the concerns of the surrounding property owners.

**Response: The revised layout now allows for the required 15' PRD setback around the perimeter of the development. A waiver is no longer being sought to reduce this setback requirement.**

Comment # 10: Apply for all necessary state permits prior to submission of the final plan for review. Additionally, provide any correspondences with state agencies indicated that state permits are not required.

**Response: Understood. All necessary State Permits will be submitted prior to final plan approval for review.**

Please find the following responses to the City of Winooski Development Review Board 2/21/2019 Comments:

Comment # 1: Address all the comments from the Development Review Board's follow-up letter dated November 19, 2018 that pertain to items not addressed with the updated sketch plan. This includes outreach to emergency services; information on soils and the potential for wetlands or vernal pools; capture of stormwater; and any other issues that may be normally addressed with a preliminary plan submission.

**Response: Please see responses above.**

Comment # 2: Provide information on any street lighting that may be incorporated with the plans. This should include illumination rates to ensure light is not spilling off the property. Lighting details will be required to review height, cutoffs, and other specific information to ensure compliance with Section 4.10 of the City's Unified Land Use and Development Regulations.

**Response: Please refer to Sheet 8 for the proposed lighting details and specifications.**

Comment # 3: Provide information on utilities such as electric, cable, and telecommunications. This should include locations of any mechanical equipment that may be associated with these utilities.

Eric Vorwald

2/19/2020

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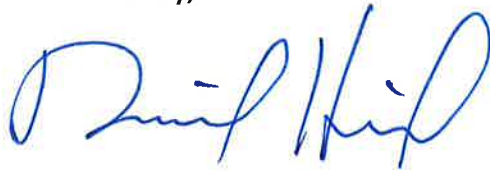
**Response: GMP and Vermont Gas routinely provide their utility design layout after Preliminary Plan approval. Electric and Gas utilities will be provided with our Final Plan submission.**

In accordance with the City of Winooski Preliminary Plan & PUD submittal requirements, please find the following:

- Application form with \$1,980 application fee (\$150 DRB Residential Fee + \$180 DRB Public meeting Warning + \$600.00 (first 2 lots) Subdivision/PUD Fee + \$1,050.00 (lots 3 thru 9) Subdivision/PUD Fee);
- Abutters List;
- ITE Trip Generation Rates, 9<sup>th</sup> Edition – Existing & Proposed;
- HydroCAD Computations;
- Wetland Classification Report from the VT DEC Wetlands Program;
- 11/21/19 email from John Audy (Fire Chief);
- Building Elevations;
- One (7) full size & digital copy of Preliminary Plan;

If you have any questions, please call.

Sincerely,



Daniel Heil, P.E.

Enclosures

cc: Rick Church

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