



Planning & Zoning

The City of Winooski
27 West Allen St.
Winooski, Vermont
802 655 6410
winooski.org

Eric Vorwald, AICP
Planning & Zoning Manager
evorwald@winooski.org

February 26, 2019

Daniel Heil, PE, Project Engineer
O'Leary-Burke Civil Associates, PLC
13 Corporate Drive
Essex Junction, VT 05452

RE: 64 LaFountain Street DRB Sketch Plan Comments

Dear Mr. Heil;

At their regular meeting on February 21, 2019, the City of Winooski's Development Review Board discussed a sketch plan for a nine unit Planned Unit Development for the property located at 64 LaFountain Street. The following summary of comments is being provided in accordance with the City of Winooski's Unified Land Use and Development Regulations, Section 6.2 I. 4. This section requires the City to provide that applicant with information and comments that:

- a. *Indicates whether the subdivision as proposed would be reviewed as a minor or major subdivision, or planned unit development, and outlines the associated review process;*
- b. *Indicates whether the proposed subdivision generally conforms to these regulations, or will require modifications to conform to the regulations;*
- c. *Identifies specific areas of concern to be addressed in subdivision application, including potential impacts to adjoining property owners, significant natural or scenic resources, municipal roads and infrastructure, and community facilities and services;*
- d. *Recommends additional information, studies or supporting documentation to be submitted with the application for subdivision review.*

Based on the discussion at the meeting, the Development Review Board recommended that the applicant:

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.
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.
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.

Screening related to this equipment may also be necessary as identified in Section 4.11 of the City's Unified Land Use and Development Regulations.

In addition to the comments listed, the Development Review Board voted 5 – 0 in favor of the submission of a preliminary plan as a separate submission in advance of a final plan. The Development Review Board will consider the preliminary plan submission at the next available meeting following the submission of all required documents and fees associated with the submission. These requirements are outlined in Section 6.2 J. Additionally, this meeting will be warned for a public hearing to take comments and testimony on the record, therefore adequate notification will be necessary to advertise the hearing and inform adjacent property owners.

Please feel free to contact me if you have any questions or need clarification on any of this information.

Regards,

A handwritten signature in blue ink, appearing to read "Eric Vorwald". The signature is stylized and cursive.

Eric Vorwald, AICP
Planning & Zoning Manager