



## Planning & Zoning

The City of Winooski  
27 West Allen St.  
Winooski, Vermont  
802 655 6410  
[winooski.vt.gov](http://winooski.vt.gov)

Eric Vorwald, AICP  
Planning & Zoning Manager  
[evorwald@winooski.vt.gov](mailto:evorwald@winooski.vt.gov)

November 19, 2018

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 November 15, 2018, 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.*

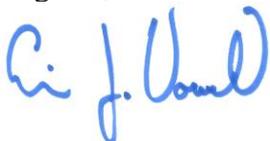
Based on the discussion at the meeting, the Development Review Board recommended that the applicant:

1. 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.
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.
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.

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.
5. Consider design and engineering that would convey stormwater to the City's existing collection and conveyance system.
6. Include sidewalks along the roadway to provide separation and pedestrian facilities instead of striping on the roadway.
7. Include additional parking within the development to accommodate visitors or other off-street parking needs such as snow removal that may arise.
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.
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.
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.

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

Regards,



Eric Vorwald, AICP  
Planning & Zoning Manager