2023 GROWTH MANAGEMENT QUESTIONNAIRE

Williston Unified Development Bylaw (WDB) 11.7

Projects that have Sewerage, but are not within the Growth Center

Project Name: Glaser Specific Plan

Project Address: Southwest Corner of Mt. View Road and Old Stage Road

Tax Parcel #: 0 9 : 0 1 2 : 0 8 2 . 0 0 0

Tax Parcel #: ___ ___ : ___ ___ ___ : ___ ___ ___ . ___ ___ ___

Primary contact: (check one) ☐ Owner ☐ Applicant ☑ Representative

Owner's Name: Jacob and Caitlin Glaser

Mailing Address: 185 Allen Brook Lane, Williston. VT 05495

Telephone: _____ Email: jack@mbfbioscience.com

Property Owner Authorization

As the owner of the property described above or the owner's guardian/trustee, I hereby authorize the project identified above to compete for Growth Management allocation per WDB 11.

Signature: _____ Date: _____

☑ Check box if the owner is the applicant

Applicant Name: See above.

Mailing Address: _____

Telephone: _____ Email: _____

Representative Name & Firm: Ken Belliveau

Mailing Address: 683 Maple Street, Waterbury Ctr., VT 05677

Telephone: (802) 578-5871 Email: kbnvt08@gmail.com

Applicant Acknowledgment*

The information and representations contained in this application are true and accurate to the best of my knowledge. I understand that representations made at Growth Management are binding and the score must be upheld at discretionary permit and all subsequent project amendments. I understand that the project must restart at pre-application if the project fails to achieve a minimum score, qualify for and/or receive a DRB exemption, and/or be awarded an allocation schedule.

Signature: _____ Date: _____

* If the property owner is also the applicant, sign both authorizations.

2023 GROWTH MANAGEMENT CHECKLIST

Submission deadline is 4:00 pm on Wednesday, March 1, 2023. To schedule your **pre-filing conference**, or if you have questions, please contact Emily Heymann by phone at 802-878-6704, email eheymann@willistonvt.org between 8 AM – 4:30 PM, Monday-Friday.

Applicant	Staff	Item
☐		**Questionnaire (email PDF)** **One (1) copy of the completed questionnaire submitted by email. If more space is needed when answering criterion questions, please include a separate attachment and label answers with criterion number.**
☐		**$100 Application Fee** **Payment required with questionnaire submittal. Checks made to the Town of Williston, cash, or card (AMEX not accepted). Online invoice available upon request (processing fees apply).**
☐		**Pre-filing conference** **A scheduled meeting with Planning & Zoning staff to review WDB Chapter 11, the questionnaire, and accompanying documents prior to submittal. Make arrangements to submit materials.**
☐		**Abutter's list (email PDF)** **As required by WDB 6.5.3.5, envelopes addressed to each abutting property owners (and current resident if owner address is different than property address), and the Champlain Valley School District Superintendent's Office (5420 Shelburne Road, Shelburne, VT 05482).**
☐		**Abutter's envelopes (hard copy)** **A complete set of business size (#10) envelopes that are self-sealing, postage-paid ("forever stamp" preferred), without a return address. Address envelopes to: each abutting property owner, the school district, the applicant, and the applicant's representative.**
☐		**Site Plan (on file or new PDF)** **Staff will provide DRB members with a copy of the plan set presented at pre-application. Though not required, applicants can submit a revised plan set if doing so supports your answers in the questionnaire.**
☐		**Accompanying documents (email PDF)** **Attachments that support your answers in the questionnaire (for example: correspondence, photos, or proposed elevations).**

Project Overview

Your proposed residential subdivision, or the residential portion of a proposed mixed-use development, is within the Sewer Service Area but outside the Growth Center, and subject to the evaluation criteria of WDB 11.7. The DRB will use WDB 11.7 to evaluate and rank your subdivision. The following nine (9) criteria are weighted to create a 100-point scoring scale:

11.7.1 Conserve Energy (10 pts)
11.7.2 Build Affordable Housing (20 pts)
11.7.3 Offer Housing Choices (20 pts)
11.7.4 Provide Neighborhood Space (10 pts)
11.7.5 Build Paths and Trails (10 pts)
11.7.6 Design for the Context (5 pts)
11.7.7 Build Close to Services (10 pts)
11.7.8 Neighborhood Design (
11.7.9 Sustainable Transportation (10 pts)

THIS SECTION TO BE COMPLETED BY APPLICANT *Tip: When answering, consider all units within the project area regardless of their allocation or construction status. "Existing" means the unit(s) existed on the subject parcel prior to the pre-application submission.*		
Line		TOTAL
0	**Acreage of project area:**	**97**
1	**Number of existing studio/1-bedrooms units:**	**0**
2	**Number of existing 2+ bedroom units:**	**0**
3	**Number of proposed studio/1-bedroom units:**	**0**
4	**Number of proposed 2+ bedroom units:**	**109**
5	**Total number of dwelling units:** (Add lines 1-4)	**109**
6	**Total number of Dwelling Unit Equivalents (DUe):** (Line 1 x 0.5) + (Line 2 x 1) + (Line 3 x 0.5) + (Line 4 x 1) = Total DUe *See WDB 11.3.2: One dwelling equivalent is defined as a dwelling unit containing 2 or more bedrooms. A dwelling containing only one bedroom or less (studio) is counted as 0.5 of a dwelling unit equivalent.*	**109**
7	**Total number of PROPOSED DUe:** (Line 3 x 0.5) + (Line 4 x 1) = Total Proposed DUe	**109**
8	**Total number of units affordable at or below 80% AMI:** *See WDB 11.2.2.3. These units receive all of their required allocation separate from the number of allocation units specified by the Residential Growth Target.*	**0**
9	**Number of studio/1-bedroom units affordable at or below 80% AMI:**	**0**
10	**Number of 2+ bedroom units affordable at or below 80% AMI:**	**0**
11	**Total DUe affordable at or below 80% AMI:** (Line 9 x 0.5) + (Line 10 x 1) = DUe affordable	**0**
THIS SECTION TO BE COMPLETED BY STAFF		
12	**Is the parent parcel eligible for an inherent right to one (1) dwelling unit?** *Yes or no. This means the parent parcel was created before 1990, AND does not have existing dwelling unit(s) within the project area, AND has not transferred/subdivided previously, THEN it has an inherent right to one (1) DUe.*	
13	**Total DUe requiring allocation:**	
14	**Number of DUe allocated in past Growth Management cycles:**	
15	**Total DUe affordable below 80% AMI not requiring allocation:**	
16	**TOTAL DUe requesting allocation in March 2023:**	

11.7.1 Conserve Energy

All new dwellings must meet the required Vermont Residential Energy Standards. This criterion encourages additional energy conservation in accord with Policy 11.4 of the *Town Plan*. Scoring will be based on the percentage of total dwelling units that either meet enhanced energy efficiency standards or that generate renewable energy as part of the proposed development.

THIS SECTION TO BE COMPLETED BY APPLICANT		
How many units will meet the Efficiency Vermont High Performance Level?		
	YES	**NO**
Will 75% or more of the estimated energy demand be generated through onsite renewable sources?		✔
Will at least four (4) days' worth of typical energy demand be stored on site?		✔

Describe how your project will meet this criterion:
(At minimum, all heated and cool space must comply with the Vermont Residential Building Energy Standard (RBES) (30 V.S.A. § 51). What is the estimated energy demand? Provide your calculations for achieving 75% onsite renewable energy generation or four days of onsite storage. What equipment will be used? Where will it be located within the project?)

All of the dwellings will be built to meet the Vermont Stretch Code energy efficeincy requirements as required by Act 250.

SCORE CALCULATION – FOR OFFICE USE ONLY		
Bylaw Ranking	**Bylaw Points**	**Proposed Points**
100% of all units meet Efficiency Vermont High Performance Level and generate at least 75% of their estimated energy demand through onsite renewable sources or will store at least four days of typical energy demand on-site	10 points	
100% of all units meet Efficiency Vermont High Performance Level	6 points	
50% of all units meet Efficiency Vermont High Performance Level	4 points	
all units meet Vermont Residential Energy Standards	0 points	

11.7.2 Build Affordable Housing

Consistent with Policy 5.2.1 of the *Town Plan*, this criterion provides an advantage to applicants who will build perpetually affordable housing. "Affordable" includes three levels: what is affordable at 120%, 100%, and at 80% of the median income. The units affordable at the 100% and 80% of median income level are included in the overall percentage of affordable units.

WDB 46.3.9 Affordable Housing Definition:

Affordable Housing consists of dwellings that will be made available for rent or for sale at prices which allow them to be rented or acquired by households having incomes of no more than the median household income for Chittenden County, as defined by the United States Department of Housing and Urban Development, and adjusted for family size, without spending more than thirty (30) percent of their incomes on housing costs. Housing costs for renters shall include rent and utilities (heat, hot water, trash removal, and electricity). For homeowners, housing costs include mortgage (interest and principal), property taxes, and property insurance. To qualify as 'affordable,' the future rent or price of resell of a unit must be restricted to a rate of appreciation established by agreement with a housing trust or a public housing agency, as authorized by 27 V.S.A. § 610.

THIS SECTION TO BE COMPLETED BY APPLICANT	
How many proposed dwelling units will meet the definition of perpetually affordable **below 120%** of the median income level?	11
How many proposed dwelling units will meet the definition of perpetually affordable **between 80-100%** of the median income level?	11
How many proposed dwelling units will meet the definition of perpetually affordable **below 80%** of the median income level?	0

Describe how your project will meet this criterion:
(Please show your calculations for determining 80-120% AMI affordability and/or attach correspondence with a housing trust/ public housing agency.)

All units will be available for home ownership. Calculations of affordability will be based on area median income (AMI) data provided by the Chittenden County Regional Planning Commission and the Vermont Housing Finance Agency. Affordable units will be priced at no greater than 80% of the AMI criteria specified above. Perpetually affordability will be by deed restriction in a manner approved and acceptable to the Town of Williston as used in other developments.

SCORE CALCULATION – FOR OFFICE USE ONLY		
Bylaw Ranking	**Bylaw Points**	**Proposed Points**
40% or more of all proposed dwelling units will meet the definition of perpetually affordable below 120% of the median income level, and 20% or more of all proposed dwelling units will be affordable between 80-100% of the median income level, and 10% or more of all proposed dwelling units will be affordable at the 80% or less than the median income level	20 points	
30% or more of all proposed dwelling units will meet the definition of perpetually affordable below 120% of the median income level, and 20% or more of all proposed dwelling units will be affordable between 80-100% of the median income level, and 10% or more of all proposed dwelling units will be affordable at the 80% or less than the median income level	16 points	
20% or more of all proposed dwelling units will meet the definition of perpetually affordable below 120% of the median income level, and 10% or more of all proposed dwelling units will be affordable between 80-100% of the median income level, and 5% or more of all proposed dwelling units will be affordable at the 80% or less than the median income level	12 points	
15% or more of all proposed dwelling units will meet the definition of perpetually affordable below 120% of the median income level, and 5% or more of all proposed dwelling units will be affordable between 80-100% of the median income level, and 5% or more of all proposed dwelling units will be affordable at the 80% or less than the median income level	8 points	
10% or more of all proposed dwelling units will meet the definition of perpetually affordable	4 points	
Less than 10% perpetually affordable units will be provided	0 points	

11.7.3 Offer Housing Choices

Consistent with Policy 5.2.3 of the *Town Plan*, this criterion encourages each subdivision to include housing options for a broad spectrum of household incomes and types, and for both owners and renters. The goal is not merely to promote affordability as WDB 11.7.2 does, but to ensure that limited housing choices do not result in a community with limited cultural and social diversity.

THIS SECTION TO BE COMPLETED BY APPLICANT	
Staff and DRB: Refer to project overview answers on page 3 when determining points for this criterion.	
How many proposed units are:	
single family dwellings, such that no units share walls?	17
multi-family dwellings, such that each unit is separated from adjoining units by a wall that extends from ground to roof?	92
multi-family dwellings, such that units are located above or below each other?	0
on an individual parcel?	14
on a commonly-owned parcel or footprint lot?	95
to be owned, occupied by, or rented by the property owner?	109
to be owned by a business/agency and occupied by a tenant?	0

Describe how your project will meet this criterion:
(Will any units have an accessory dwelling unit (ADU) or be ADU compatible? What is the range of proposed lot sizes? Range of proposed finished floor area? What price range is anticipated? For mixed-use projects, demonstrate how units are affordable to the typical employee working there. More space is provided on page 8.)

The proposed development will be made up of a variety of dwelling types including:
- Traditional single family dwellings on individual lots,
- Single family dwellings on footprint lots,
- Attached units in buildings varying from two to three dwelling units per building.
- Units sizes will include dwellings with two, and three bedrooms.
- Up to 14 single family dwellings will have the potential to have ADUs if desired by the future owners.

Describe how your project will meet this criterion (continued):

SCORE CALCULATION – FOR OFFICE USE ONLY		
Bylaw Ranking	**Bylaw Points**	**Proposed Points**
Proposed residential subdivisions should include a mix of dwelling types and sizes that will result in a mix of different housing costs and tenures. Where the proposed residential subdivision is part of a mixed-use development, it must include units that are demonstrably affordable to the typical employee who will be working there in order to be awarded any points for this criterion.	1-20 points depending on the range of housing options proposed	
The proposed residential subdivision does not contribute to housing diversity	0 points	

11.7.4 Provide Neighborhood Space

This criterion encourages the provision of urban and/or neighborhood parks, and/or of indoor space for neighborhood activities. Points will be awarded for the construction of an urban or neighborhood park, as defined in Policies 1.2 and 2.2 of the *Chapter 13 of the 2016-2024 Williston Comprehensive Plan*, and/or for the construction of a building space that can be used as a meeting room, fitness center, day care center, or other neighborhood space acceptable to the DRB. The developer must commit to equip the space provided for its purpose to earn points. The intent here is to encourage the creation of places for recreational and civic activities that foster neighborliness, but need not be maintained by the town.

THIS SECTION TO BE COMPLETED BY APPLICANT
Staff and DRB: Refer to project overview answers on page 3 when determining points for this criterion.
Describe how your project is meeting this criterion: *(Describe indoor and outdoor facilities. Describe the range of approximate size in SF and location options within the project. Describe how the residents will be allowed to use the spaces.)* The development will include both indoor and outdoor community facilities accessible by all of the residents in the development. This will include the following in a neighborhood park maintained by the homeowners association: - A community building (~1,200 sq. ft.),an outdoor court area (pickleball, tennis, basketball, etc.) - 2 neighborhood garden areas - Informal/unstructured open space area - The development will be adjacent to a proposed public open space/potential park dedicated to the Town from the subject property. A parking area is also proposed within the northerly open space area being dedicated to the Town of Williston if desired by the town.

SCORE CALCULATION – FOR OFFICE USE ONLY		
Bylaw Ranking	**Bylaw Points**	**Proposed Points**
The proposed subdivision provides developed neighborhood space that is easily accessible and useful to its inhabitants	1-10 points depending on the size, diversity of functions, and other characteristics of the space/s provided	
The proposed residential subdivision provides no such space, or inadequate space	0 points	

11.7.5 Build Paths and Trails

This criterion favors proposed residential subdivisions that build their portion of the paths and trails called for by the *2016-2024 Williston Comprehensive Plan* (see Policy 6.6).

THIS SECTION TO BE COMPLETED BY APPLICANT	
How many proposed dwelling units are served by the town's path and trail system?	109
What is the total length (ft) of all on-site path and trail segments proposed, including easements?	~ 4,400 ft.
What is the length (ft) of the path and trail segments that you are building?	~ 4,400 ft.

Describe how your project will meet this criterion:
("Served by" means the residents have safe, legal access to existing or proposed path/trail segments via existing or proposed sidewalks, easements, or trails.)

A 10 ft. wide multi-use path will be constructed along the legnth of the subject property along Mt. View Road. In addition, a 10 ft. wide multi-use path (or other required width) will be constructed from the southerly development area connecting to Mt. View Road. These paths will be linked to the town's existing path system along Old Stage Road and the proposed path system along Mt. View Road. Concrete sidewalks have been proposed on both sides of all public streets without recreation paths.

SCORE CALCULATION – FOR OFFICE USE ONLY		
Bylaw Ranking	**Bylaw Points**	**Proposed Points**
The majority of the proposed dwelling units are served by the town's path and trail system, with the developer building all on-site segments	1-10 points, depending on the length of the path or trail segment/s	
no path or trail connection is built	0 points	

11.7.6 Design for the Context

Proposed residential subdivisions should provide for a scale of housing (height, bulk) that is compatible with the surrounding uses. This does not mean that the density or mix of housing forms must be identical or very similar. It means that the overall character of the proposed residential subdivision will complement neighboring uses.

THIS SECTION TO BE COMPLETED BY APPLICANT
Describe how your project is meeting this criterion: *(Describe the development pattern and existing structures/uses in the surrounding area. Architectural elevations, photos, or other documentation are helpful, but optional.)* The proposed development can best be characterized as an open space development with the two development areas encompassed by large open space areas. Buildings will be one and two story structures with front porches, and garages will be recessed from the front facades of the buildings. These building types will be very simillar to those found in many other residemtial developments in this zoning district (RZD).

SCORE CALCULATION – FOR OFFICE USE ONLY		
Bylaw Ranking	**Bylaw Points**	**Proposed Points**
The proposed development is in scale and compatible with the surrounding uses	1-5 points depending on the effort made to ensure compatibility	
The proposed development is not in scale and compatible with its context	0 points	

11.7.7 Build Close to Services

Williston encourages new residential development within walking distance of focal points in the growth center or village. There must be a safe pedestrian way from the units for which points are awarded to a focal point in the growth center or the village. This means there must be existing sidewalks and/or a town recreation path or trail, or that the developer will construct a safe pedestrian way. Distances will be measured along the shortest pedestrian way from the mid-point among the proposed units to the nearest focal point.

What is a Focal Point? *Focal points are public gathering places, formal or informal. They are currently identified in the town's vision for its growth center, as set forth in the town's application to the state for growth center designation. This material will eventually be incorporated into the Town Plan.*

WDB 46.4.12 Focal Point Definition: *A focal point serves as a community gathering place. It may be indoors – Town Hall or the library would be examples – or outdoors, in the form of a green, a park or a similar space.*

THIS SECTION TO BE COMPLETED BY APPLICANT
Describe how your project is meeting this criterion: *(What is the nearest focal point? What is the mid-point among the units? What is the distance along the pedestrian way from the mid-point to focal point?)* We do not believe that the proposed development areas will be within 1/2 mile of any of the qualifying foal points.

SCORE CALCULATION – FOR OFFICE USE ONLY		
Bylaw Ranking	**Bylaw Points**	**Proposed Points**
Proposed units are within 1,310 feet of focal point in the growth center or village	10 points	
Proposed units are within 2,640 feet of focal point in the growth center or village	5 points	
All other proposed units	0 points	

11.7.8 Neighborhood Design

This criterion does not include architectural design or the details of landscape design. Those subjects are addressed after an application for a discretionary permit is filed. Proposed residential subdivisions will be scored based their use of open space to both buffer and integrate the neighborhood, as well to manage stormwater, and on the siting of homes to encourage walking and social interaction among neighbors.

THIS SECTION TO BE COMPLETED BY APPLICANT
Describe how your project is meeting this criterion: *(Describe how walking and social interaction is encouraged. Describe the configuration of the open space. What functional needs are provided by the open space? What resources or conservation areas are contained within the open space, as described in Map 18 or WDB Chapter 27?)* Two compact development areas are proposed. The proposed dwellings will be constructed with front porches offset at least 4 feet from garages in order to draw attention to the living space and not garage doors. All of the proposed dwellings will be located along streets with sidewalks and connected to multi-use paths allowing residents to walk freely though the development and neighboring pedestrian facilities. There will also be neighborhood gardening areas, a 1,200 sq. ft. neighborhood building and neighborhood recreation court. Roughly 54 acres of the property are proposed to be transfered to the town as preserved open space. These open space areas will protect the scenic viewshed from Mtn. View Road identified in the Town Plan, as well as preserving the land area used by Windswpt Farm as a fee based outdoor recreation operation. A third open space will provide wetland protection and will buffer the visual impact of the two development areas.

SCORE CALCULATION – FOR OFFICE USE ONLY		
Bylaw Ranking	**Bylaw Points**	**Proposed Points**
Open space is used both creatively and to serve functional needs like buffering and stormwater management, while homes are sited so as to encourage walking and social interaction among neighbors	0-5 points	
Permanent protection of open space identified in *Chapter 13 of the 2016-2024 Williston Comprehensive Plan* will result in the award 1-5 additional points on this criterion, depending on the extent and quality of the open space resource being protected	1-5 points (additional)	
Open space is not used creatively and/or site planning techniques do not encourage walking and social interaction	0 points	

11.7.9 Sustainable Transportation

Developments that will support transportation sustainability by providing publicly-available facilities that allow for transit use, carpooling, electric vehicle charging, car-sharing, or secure, covered bicycle storage will receive 1-10 points in addition to the points available for energy efficiency above.

A minimum of one covered carpool or transit shelter, one carpool parking space, one electric vehicle charging port and space, one carshare space, or two secure covered bicycle storage lockers per 25 Dwelling Unit equivalents (DUe) in the project is required for points to be scored for any of these facilities. Developments may also meet one of the scoring criteria elements by showing that the project will be part of a Transportation Management Association that provides programming and incentives to the residents of the project and any onsite employees to reduce single-occupant vehicle trips.

	THIS SECTION TO BE COMPLETED BY APPLICANT
How many Dwelling Unit equivalents (DUe) are proposed?	109
How many of the following facilities will be provided and publicly available:	
Transit use?	5 (person)
Carpooling?	5
Electric vehicle charging?	
Car-sharing?	
Secure covered bicycle storage?	10
Will the project participate in a Transportation Management Association?	☐ **YES / NO** ✔

Describe how your project is meeting this criterion:
(Please describe the type of transportation facilities provided. Please identify the Transportation Management Association and explain programming, if applicable.)

An 8 space parking lot will b provided within the open space being dedicated to the Town of Williston if desired by the town. The parking area could include carpooling facilities.

10 covered bicycle storage facilities will be proposed within the proposed community buiding.

A 10 space parking lot adjacent to the proposed neighborhood community building will be included.

Describe how your project is meeting this criterion (continued):

SCORE CALCULATION – FOR OFFICE USE ONLY		
Bylaw Ranking	**Bylaw Points**	**Proposed Points**
The proposed development will provide **five** of the elements listed in 11.7.9	10 points	
The proposed development will provide **four** of the elements listed in 11.7.9	8 points	
The proposed development will provide **three** of the elements listed in 11.7.9	6 points	
The proposed development will provide **two** of the elements listed in 11.7.9	4 points	
The proposed development will provide **one** of the elements listed in 11.7.9	2 points	
The proposed development **will not** provide any sustainable transportation facilities	0 points	