



May 30, 2024

Emily Heymann, Senior Planner
Planning & Zoning Department
7900 Williston Road
Williston, VT 04595

RE: Discretionary Permit Application
Finney Crossing
Proposed 2 Lot Subdivision (Lot C-2)

Dear Emily:

We are writing to request a Discretionary Permit for the proposed subdivision of Lot C-2 within Finney Crossing. Lot C-2 is located on the south side of Market Street, with Holland Lane to the west, Zephyr Road to the east, and Williston Road to the south. The Union Bank (31 Market Street) is located on Lot C-8 at the southeast corner of Lot C-3 at the intersection of Williston Road and Zephyr Road. The VELCO utility right of way runs along the easterly edge of Lot C-2.

Finney Crossing is located in the Taft Corners Form-Based Code (FBC) zoning district. The administrative review of the proposed site development planned for Lot C-2A is subject to AP-24-0071. This administrative review was completed prior to the proposed subdivision of the project parcel. This proposed subdivision will create a new separate lot for proposed Building A, separate from existing Building E.

Lot C-2 (3.08 acres) is planned to be subdivided into two parcels. Proposed Lot C-2 will be 2.25 acres and will include existing Building E at 69 Market Street. Lot C-2A will be 0.85 acre and includes the future site of Building A at 27 Market Street. Reciprocal access easements are proposed between Lots C-2, C-2A, and C-8 for vehicular and pedestrian ingress and egress over the parking lot aisles and sidewalks.

No new public infrastructure is proposed. No new streets or utilities are proposed with this subdivision, or with the site development subject to AP-24-0071. Since the site development planned for Lot C-2A is subject to Certificate of Conformity administrative review, no information related to sewer allocation,

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water allocation, grading, landscaping, lighting, or erosion control is included with this application. We have included an Overall Site Plan to show the proposed property line in relation to proposed Building A.

We have enclosed the following for your review:

- DP Application & \$250 application fee
- DP checklist
- Abutters list
- Stamped, addressed envelopes
- Two Lot Subdivision Survey Plan
- Overall Site Plan (proposed site development – for information only)

Please let us know if you have any questions or need additional information. We look forward to reviewing this application with the Development Review Board.

Sincerely,

A handwritten signature in dark ink, appearing to read "Andrew Rowe".

Andrew Rowe

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