

Town of Williston
7900 Williston Road
Williston, VT 05495
town.williston.vt.us

1763

October 3, 2024

Northridge-Williston, LLC
Northridge Williston Homeowners' Association, Inc
c/o Tom Hergenrother, Adam Hergenrother
68 Randall Street
South Burlington, VT 05403

Dear Tom and Adam Hergenrother,

This letter is regarding the letter of August 12, 2024. The list of outstanding items was not an exhaustive list, and items may be added or removed at my discretion in consultation with the Public Works Department. During the review of DP 17-01.6, it came to our attention that warranty deeds and irrevocable offers of dedication for the roads and bike path have not been submitted as required.

1. Pool house, pool, playground, practice field with soccer nets, sidewalks, landscaping per DP 17-01.5 Final Plans
2. Street trees and landscaping per DP 17-01.3 & 17-01.4 Combined Final Plans L-101 and L-102.
3. Chloe Circle interior block 4' wide gravel path (note: may be eligible for removal from the approved plan set via a discretionary permit amendment)
4. Repair and/or replace damaged (cracked & chipped) curbs
5. Repair and/or replace cracked and lifting sidewalks
6. Inlet protection needs to be removed
7. Stormwater pipes need to be cleaned
8. Silt fence removed
9. Top lift/wearing layer for roads
10. Compliance with SW Permit 8008-9050
11. Hydrant Flags
12. Irrevocable Offers of Dedication and Warranty Deeds for roads and bike path, excluding the 32.38' wide right-of-way through the Chloe Circle center block

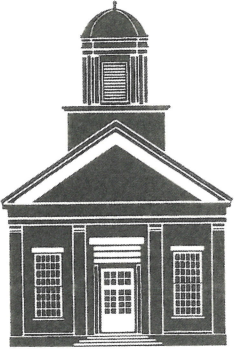
NEXT STEPS

Refer to the letter of August 12, 2024. The Williston Planning & Zoning Office **will not issue permits, including Final Plans for DP 17-01.6, or Certificates of Occupancy on all outstanding permits, including the 6 dwellings,** until such time that the Development Agreement containing a schedule for the completion of all required private improvements and Letter of Credit for 10% of the cost of those required improvements are submitted and approved by the Town Manager. Additionally, the **CO for the final dwelling in the development will not be issued until all required improvements have been completed** in compliance with the above-referenced revised Development Agreement.

RIGHT OF APPEAL

You have a right of appeal. An appeal of a decision, such as the determination to withhold Certificates of Occupancy, made by the Zoning Administrator may be filed with the Secretary of the Development Review Board in accordance with the provisions of WDB 7.4 and 24 V.S.A. 4465

- Town Manager
878-1168
- Town Clerk/ Treasurer
878-5121
- Planning/ Zoning
878-6704
- Lister/ Assessor
878-1091
- Public Works
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- Recreation/ Parks
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- Dorothy Alling
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provided that such an **appeal is filed within fifteen (15) days of the date of this letter**. Failure to appeal this decision within fifteen days of its date may disqualify you from contesting the violation in a later forum.

You are strongly urged to take prompt action to remedy this situation.

Should you have any questions, you may reach our office at (802) 878-6704.

Sincerely,



Matt Boulanger, AICP
 Planning Director and Zoning Administrator
 (802) 878-6704 | mboulanger@willistonvt.org

CC: Ben Avery, Greenfield Growth Consulting, LLC
 Emily Heymann, Senior Planner & Deputy Zoning Administrator; Bruce Hoar, Public Works Director; Christine Dougherty, Public Works Assistant Director; Lisa Cicchetti, Stormwater Coordinator; Erik Wells, Town Manager.

File:	09-COM-043-000	09-012-043-000	09-012-043-211
	09-012-043-212	09-012-043-213	09-012-043-262
	09-012-043-263	09-012-043-264	

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