



O'Leary-Burke Civil Associates, PLC

CIVIL ENGINEERING | REGULATORY AND PERMIT PREPARATION | LAND SURVEYING | CONSTRUCTION SERVICES | LAND USE PLANNING

October 18, 2024

Matt Boulanger, Director
Williston Planning and Zoning
7900 Williston Road
Williston, VT 05495

Re: Caboose Lane – 9 Lot Open Space PUD
Caboose Lane, Williston, VT 05495
Pre-Application

Dear Matt:

We are writing on behalf of Charlotte Isham Marcotte Revocable Trust c/o John Marcotte to request Pre-Application Review of a proposed 9-Lot (8 unit) open space planned unit development off of Caboose Lane in Williston (Parcel #27-004-220-000). The property is undeveloped and located in the Agricultural Residential Zoning District (ARZD) and is approximately 200.5 acres.

The purpose of this application is to create eight (8) building lots and a 9th open space lot. The lots are proposed at 1.25-2.5 acres. The required building envelopes are not yet shown on the sketch plan. The existing 200.5-acre parcel contains \pm 45.7-acres of class II wetland/wetland buffer areas delineated by Fitzgerald Environmental in September 2024. It also contains 47.2 acres of moderate slopes (15%-30%), 47 and 16.8-acres of >30%. This yields an unconstrained area of 90.8-acres and an allowed density of 54 total units at 0.55 units per acre in the ARZD. A deduced density calculation has also been provided for consideration for more than 5 units off of a private driveway (WBD 13.5.1.2) and greater than 1,320 LF driveway (WDB 13.2.6.3) at 1 unit per 10 acres provides a total allowable density of thirteen (13) units. The total proposed density off the extended Caboose Lane is ten (10) units, four (4) existing and six (6) proposed. Two (2) of the proposed lots will be served by a curb cut on South Road. Caboose Lane is proposed to extend an additional 1,800 LF and be contained within a 60' access and utility easement. The roadway is proposed to follow an existing forestry roadway on the property. All lots will be served by onsite water and septic facilities.

The Agricultural Residential Zoning District requires 75% of open space or 150-acres for parcels greater than 10.5-acres in size. This project provides 96% of open space or 194-acres, containing all of the watershed buffers and steep slopes within the property.

The Applicant has not decided whether or not the project will enter growth management as a complete market rate project in 2025 or propose a single lot at 100% AMI and forego the growth management process.

Please find the following for your review:

- 1) Pre-Application Form & Checklist
- 2) Three (3) Full-Size & Eleven (11) 11" x 17" Plan Sets
- 3) Abutters List
- 4) Stamped and addressed envelopes
- 5) Payment of \$150.00.

Please let us know if you have any questions or concerns.

Sincerely,

A handwritten signature in black ink, appearing to read "Bryan Currier". The signature is written in a cursive style with a large, sweeping initial "B".

Bryan Currier, P.E.