

Town of Richmond
Planning Commission Meeting
AGENDA

Wednesday November 4th, 2020, 7:00 PM

Due to restrictions in place for COVID-19, and in accordance Bill H.681 **this meeting will be held by login online and conference call only**. You do not need a computer to attend this meeting. You may use the "Join By Phone" number to call from a cell phone or landline. When prompted, enter the meeting ID provided below to join by phone. For additional information and accommodations to improve the accessibility of this meeting, please contact Ravi Venkataraman at 802-434-2430 or at rvenkataraman@richmondvt.gov

Join Zoom Meeting: <https://us02web.zoom.us/j/88419874605>

Join by phone: (929) 205-6099

Meeting ID: 884 1987 4605

1. Welcome and troubleshooting
2. Adjustments to the Agenda
3. Public Comment for non-agenda items
4. Approval of Minutes
 - October 21st, 2020
5. Review of Planning Commission applicants
6. Discussion with E. Main St. and Bridge St. Property Owners
7. Discussion on Site Plan Review Standards (if time allows)
8. Check in with town board/committee liaisons
9. Other Business, Correspondence, and Adjournment

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5. Review of Planning Commission applicants

- Page 7: Memorandum on Planning Commission appointments
- Page 9: Letter of Interest from Mark Damico
- Page 10: Letter of Interest from Caitlin Littlefield
- Page 11: Letter of Interest from David Schnakenberg

6. Discussion with E. Main St. and Bridge St. property owners

- Page 12: List of questions for residents and property owners
- Page 13: Example Residential Building Forms and Configurations
- Page 22: List of Multifamily Dwellings and respective densities (a.k.a. Buildout Table)
- On standalone documents
 - “DiscussionScopeMap.pdf” – Map of portion of village currently under consideration
 - “CurrentZoningMap.pdf” – Current zoning map of portion of village currently under consideration
 - “Enabling Better Places: A Zoning Guide for Vermont Neighborhoods” – Part of Vermont Department of Housing and Community Development (DHCD) “Zoning for Great Neighborhoods” initiative

2 Richmond Planning Commission
3 REGULAR MEETING MINUTES FOR October 21, 2020
4

Members Present: Chris Cole, Virginia Clarke, Chris Granda, Alison Anand, Mark Fausel,
Brian Tellstone, Jake Kornfeld
Members Absent: Joy Reap
Others Present: Ravi Venkataraman (Town Planner/Staff), Christy Whitters, Marshall
Paulsen, Caitlin Littlefield
5

6 **1. Welcome and troubleshooting**
7

8 Chris Cole called the meeting to order at 7:02 pm.
9

10 **2. Adjustments to the Agenda**
11

12 Ravi Venkataraman informed the Planning Commission that Zoning Administrator Suzanne
13 Mantegna will be leaving the position next month. Venkataraman said that Mantegna will be
14 sorely missed but wishes her all the best. Venkataraman let the commission know that he will
15 be taking on some or all of her duties while the town finds her replacement. Venkataraman
16 informed the commission that the Selectboard approved the amendments regarding 24 V.S.A.
17 4413 to the Zoning Regulations during its October 19, 2020 meeting, and that those
18 amendments will go into effect on November 10, 2020.
19

20 **3. Public Comment for non-agenda items**
21

22 None
23

24 **4. Approval of Minutes**
25

26 Motion by Mark Fausel to approve the October 7, 2020 Planning Commission Meeting minutes,
27 seconded by Alison Anand. Voting: unanimous. Motion carried.
28

29 **5. Discussion on Outreach Schedule**
30

31 Virginia Clarke overviewed the draft outreach schedule, village-related Town Plan goals, and
32 methods to implement listed goals. Cole said the village-related Town Plan goals provide good
33 context for the public, that the outreach schedule would be the commission’s work plan for the
34 upcoming winter months, and that the commission would be drafting regulations in the spring.
35 Cole asked Clarke if the commission should discuss the list of Town Plan goals. Venkataraman
36 said that both the list of village-specific town plan goals Clarke prepared and the all the Town
37 Plan goals for the Planning Commission is included in the packet. Cole said that it was
38 important for the commission to link its work back to the town plan and appreciated Clarke’s
39 condensed version. Venkataraman said that he will insert a link to the Town Plan in the
40 outreach schedule. Anand said the schedule looks good, and that the schedule can be revised
41 based on the pace of the Planning Commission. Venkataraman said he’d be inputting the
42 Zoom meeting information for each meeting in the outreach schedule. Clarke said that the
43 commission could hold a second round of outreach work. Caitlin Littlefield and Marshall

44 Paulsen said they had issues accessing tonight's meeting. Venkataraman apologized and said
45 he will make sure the correct meeting information is circulated in future postings.
46

47 **6. Discussion on Town Plan goals regarding Richmond Village**

48

49 Clarke asked about compiling a list of questions to ask residents during the future meetings. Cole
50 concurred about having a list of questions. Anand agreed, and suggested providing an option for people
51 to pose questions. Venkataraman suggested including the questions in the meeting packet. Cole
52 agreed. Clarke suggested posting the questions with the meeting materials prior to the meeting. Cole
53 recommended asking residents how they envision their neighborhood and how it coincides with the
54 Town Plan goals. Cole said that discussions on density should include discussions on how the higher
55 density should look. Granda said that the commission is more likely to get constructive answers with
56 concrete proposals for feedback from the public. Granda added that this would orient the public on the
57 role and powers of zoning. Anand asked if the commission would like to put together questions during
58 this meeting. Cole concurred with Granda, and suggested including links to the "Zoning For Great
59 Neighborhoods" booklet in the outreach plan. Cole suggested a subcommittee to work on the questions
60 prior to the next meeting. Anand, Jake Kornfeld, Clarke, and Granda volunteered to help create
61 questions. Venkataraman said he will send out the outreach plan over the next week, and encouraged
62 the commission members to reach out to their respective neighbors to join the meeting. Paulsen
63 suggested having neighborhood captains per neighborhood to encourage public participation and
64 volunteered to be a neighborhood captain for Pleasant Street. Cole said it was a great idea. Christy
65 Whitters volunteered to be a neighborhood captain for the Tilden-Baker-Milet Street neighborhoods.
66 Cole suggested recruiting other neighborhood captains. Whitters said she could look into having people
67 participate. Paulsen asked for clarification on the areas under consideration. Cole said that all of the
68 village is under consideration, but each part of the village have different aspects and elements to
69 consider.
70

71 **7. Discussion on "Zoning for Great Neighborhoods"**

72

73 Cole asked if the Planning Commission had the opportunity to read the "Zoning for Great
74 Neighborhoods" document, and overviewed how the document is straightforward in its suggestions for
75 increasing density in communities. Anand asked if the "Zoning For Great Neighborhoods" document
76 was related to the form-based code elements document in the packet. Venkataraman said yes, that he
77 borrowed a number of graphics from the "Zoning for Great Neighborhoods" document, and that "Zoning
78 for Great Neighborhoods" is more so arguing for Smart Growth rather than form-based zoning as a
79 whole. Cole said he liked the "cottage court" type development and methods for accessory dwelling
80 units on properties. Anand said that the "cottage court" type development could be a way to do
81 affordable housing. Venkataraman said it could be one way to develop affordable housing based on the
82 costs of creating affordable housing. Clarke said she liked the methodology section of the document,
83 and suggested methods from the list for the commission to consider. Cole noted that in the document
84 Venkataraman compiled that Shelburne has a form-based overlay district, and asked if those
85 regulations are in line with the commission's considerations. Venkataraman said that Shelburne's form-
86 based code is an optional code one could develop according to, that currently it has no allowances to
87 utilize existing buildings and take advantage of the form-based code, and that he found it unwieldy at
88 times. Cole asked about the geographic extent and the purpose of the form-based code. Venkataraman
89 said it covered the Shelburne Road corridor in order to revitalize the corridor. Clarke said she liked the
90 document because it discussed implementing the elements of form-based code, and would want to
91 integrate form-based code elements into the regulations instead of entirely new form-based code.
92 Venkataraman agreed because a full form-based code can become unwieldy, and said that he
93 recommends that the commission could draft a "form-based code light" into the existing regulations.
94

95 **8. Notice from Town of Hinesburg on Town Plan update**

96

97
98 Venkataraman overviewed the Town of Hinesburg's proposed energy section of their Town Plan, calling
99 it a robust document listing renewable energy goals and ideals for solar siting. Cole asked if Granda
100 reviewed the document. Granda said he had not, intends to review the document, and provide further
101 guidance to the commission on meeting energy goals and stretch code. Clarke said that the Town Plan
102 already has an extensive energy section, and that revisions may be required in the zoning regulations.
103 Granda said that there are two issues at hand regarding energy: (1) renewable energy siting, and (2)
104 building standards for energy efficiency. Cole asked how the building standards would implemented if
105 the planning and zoning office doesn't regulate building codes. Venkataraman said that stretch code can
106 be adopted and enforced via zoning, and only South Burlington has adopted stretch code. Granda said
107 that Hinesburg stipulated that new construction must participate in Efficiency Vermont's program, and
108 that this would be possible for Richmond to incorporate. Venkataraman said that Granda may be
109 suggesting a middle ground between adopting the stretch code and current practices by validating
110 compliance with the state energy codes, because under current practices, the town requires all
111 Certificate of Occupancy applications to include a building energy standards certificate per statute, but
112 Planning and Zoning couldn't tell if the certificate form is completed correctly. Granda said
113 Venkataraman pointed out the flaws in the current system of self-validation, and that Efficiency Vermont
114 would be able to ensure compliance. Clarke suggested density bonuses for energy efficiency, and the
115 consideration of the results of the Global Warming Solutions Act.

116 117 **9. Notice from Town of Williston on amendments to the Unified Development Bylaw**

118
119 Venkataraman overviewed the changes to the parking requirements and development allowances within
120 the watershed protection buffer in the Town of Williston Unified Development Bylaw.

121 122 **10. Update on recent legislative changes**

123
124 Venkataraman reviewed Town of Hinesburg Director of Planning and Vermont Planners Association's
125 Legislative Liaison Alex Weinhagen's email on legislative changes in the past year. Cole asked for
126 clarification on the changes to accessory dwelling unit allowances. Venkataraman said that the changes
127 to state statute increase allowances for accessory dwelling units, and clarifications on regulating short-
128 term rentals. Clarke asked for an itemized list the commission will need to consider. Venkataraman said
129 that with the recent housing bill, he does not expect the need to make any major changes to the
130 regulations. Cole said that there are points in this list the commission will need to consider, including the
131 lifting of the character of the area review criteria for certain multifamily dwelling uses. Venkataraman
132 said that this exception would need to be made explicit in the zoning regulations, but that it is bad
133 practice to deny permits for uses based on the character of the area if the use is listed as a permitted or
134 conditional use for the district the area is located within. Cole asked if the commission needed to
135 consider other bills. Venkataraman overviewed the retail cannabis bill, and specified that cannabis is not
136 regulated as an agricultural product and that cannabis cultivation isn't subject to "opting in", and thus the
137 commission should discuss regulating cannabis cultivation, testing, warehousing, and distribution. Cole
138 asked about state permits for cannabis cultivation. Venkataraman said yes and that that requirement
139 has been in place for a while now. Cole agreed that the commission should discuss regulations for
140 cannabis cultivation, testing, warehousing, and distribution, and that the commission should talk to the
141 Selectboard on this matter. Clarke suggested looking into what other towns are doing, and thanks
142 Venkataraman for sharing the correspondence. Venkataraman said that he will keep the commission
143 updated, and that nearby municipalities haven't had much discussion on cannabis yet.

144 145 **11. Other Business**

146
147 Cole asked Caitlin Littlefield if she was interested in serving on the Planning Commission. Littlefield said
148 that she found the meeting interesting and will be submitting a letter of interest. Venkataraman said that
149 the next meeting agenda will include reviewing letters of interest from applicants to serve on the
150 Planning Commission.

151

152 Clarke said that the Housing Committee will be meeting next week. Cole suggested that Clarke provide
153 an update on the Housing Committee work during the next Planning Commission meeting. Mark Fausel
154 suggested touching base with all the other town boards and committees. Cole suggested that the
155 commission should think about serving as liaisons with the other town boards and committees. Cole
156 asked Granda to discuss energy planning and renewable energy siting in a future meeting. Granda
157 accepted, and said he will look into having a discussion prepared for an upcoming meeting.

158

159 12. Adjournment

160

161 Motion by Granda, seconded by Tellstone to adjourn the meeting. Voting: unanimous. Motion
162 carried. The meeting adjourned at 8:47 pm.

163

164 Respectfully submitted by Ravi Venkataraman, Town Planner

TO: Richmond Planning Commission

FROM: Ravi Venkataraman, Town Planner

DATE: October 29, 2020

SUBJECT: Applicants for the Planning Commission

Background

Currently, the Planning Commission has one vacancy (term ends June 2021). On October 12, 2020, I posted on Front Porch Forum advertising the vacancy along with vacancies on all town boards and committees. This information was reposted on October 20, 2020. The call for letters of interest closed on October 29, 2020.

The following people have submitted letters of interest to serve on the Planning Commission:

- Mark Damico
- Caitlin Littlefield
- David Schnakenberg

Their letters of interest are enclosed.

Options

The Planning Commission is a nine-member town board. The composition of the board is in line with Planning Commissions in nearby municipalities:

- Jericho – seven-member Planning Commission
- Hinesburg – nine-member Planning Commission
- Williston – seven-member Planning Commission
- Essex – seven-member Planning Commission with one alternate
- South Burlington – seven-member Planning Commission
- Underhill – nine-member Planning Commission

Based on the composition of Planning Commissions in nearby towns and the quorum issues the commission has had in the last six months, I do not recommend expanding the commission.

I recommend either:

- Filing the open seat with one applicant, or
- Filling the open seat with one applicant and creating two alternate positions for the other two applicants.

Having alternate members for Planning Commissions is not typical, because the work involved tends to be over long periods of time that generally requires regular attendance and participation.

Draft Motions

I have prepared the following draft motions to facilitate action by the Planning Commission.

Recommend to the Selectboard to appoint a member to the Planning Commission

I, _____, move to recommend to the Selectboard the appointment of [insert name here] for the current vacant seat whose term ends in May 2021.

Recommend to the Selectboard to create alternate positions and to appoint alternate members to the Planning Commission

I, _____, move to recommend to the Selectboard to create two alternate positions on the Planning Commission whose terms end in May 2021, and to appoint [insert name here] for these newly created alternate member seats on the Planning Commission



Ravi Venkataraman <rvenkataraman@richmondvt.gov>

Open Seats on Richmond Town Boards

Mark <markd14@gmail.com>

Mon, Oct 12, 2020 at 6:31 PM

To: rvenkataraman@richmondvt.gov

Hi Ravi,

I'm writing to express my interest in serving on the Planning Commission and / or the transportation committee.

I have a degree in Landscape Architecture and site planning from Cornell University and have been involved in countless master planning projects including streetscape design and implementation.

What are the anticipated time and meeting commitments?

Best regards,
Mark

Mark Damico
[420 Snipe Ireland Rd, Richmond, VT 05477](#)
802.558.1517
www.designingvermont.com

Dear Ravi,

October 29, 2020

I am excited at the prospect of joining the Richmond Planning Commission. I hope you and others will agree that my professional experience and skills, my service, and my deep commitment to an equitable, sustainable future prepare me well for serving on the Commission.

Professionally, I am a forest ecologist, and I work and teach in the forestry program at UVM in addition to conducting forest carbon project verifications across the country. To date, my research addresses climate adaptation and mitigation challenges facing land managers and conservation planners. My doctoral research, for example, involved mapping landscape connectivity networks for species to track suitable climatic conditions as well as identifying where and when tree restoration may be most effective after climate-driven wildfires. In all cases, it has become abundantly clear to me that our built environment has great potential to both impede and facilitate human and natural communities' ability to adapt to climate change. Moreover, as more people seek refuge in the cooler and cleaner air of places like Vermont—driven both by the pandemic as well as warming temperature and intensifying storms—strategic planning and carefully evaluating trade-offs will be critical to ensure a healthy, vibrant future for us all. That is particularly true in “high demand” community like Richmond—for example, as our town becomes a regional recreation destination, what are the trade-offs between promoting a healthy tourism economy and preserving the area’s rural character and large blocks of contiguous forest?

I have lived in Richmond for just over a year (though I’ve wanted to move here for over a decade!), and I already feel deeply embedded in and committed to this community. I believe that shows through my efforts on both the Richmond Conservation Commission (RCC) and the Andrews Community Forest Committee (ACFC) to date. On the RCC, for example, I led a volunteer inventory of ash trees within the public right-of-way (we covered 20 miles total) given the impending arrival of emerald ash borer (EAB). I am now working with town officials to develop an EAB-response plan and have just submitted a grant proposal to Vermont’s Urban and Community Forestry program for funding to treat healthy ash trees and replace unhealthy ash trees within the village. (If I am appointed to the Planning Commission, I will continue to lead the EAB response task force, but will eventually step down from the RCC to enable another community member to participate.) On the ACFC, I spearheaded a recent effort to hire not just a trail designer, but a collaborative team of a trail designer *and* an ecologist to ensure that ecological considerations will be paramount in trail design.

Now, I am eager to put energy towards longer-term, strategic planning with the Planning Commission. I learned a great deal at the recent meeting I attended, and was glad to be able to connect my understanding of recent legislative developments to proactive actions Richmond may take (e.g., with regards to greenhouse gas reduction targets). I thank you for considering my interest in joining the Richmond Planning Commission and I look forward to hearing from you.

Sincerely,

A handwritten signature in black ink, appearing to read "Caitlin Littlefield". The signature is written in a cursive, flowing style.

Caitlin Littlefield



Ravi Venkataraman <rvenkataraman@richmondvt.gov>

Richmond Planning Commission and Development Review Board

David Schnakenberg <david.schnakenberg@gmail.com>

Tue, Oct 13, 2020 at 7:28 PM

To: rvenkataraman@richmondvt.gov

Ravi,

My name is David Schnakenberg, and I'm a resident of Richmond interested in joining one of the two above-referenced boards. I am a zoning and land use attorney (I practice in New York City). Before joining my current firm, I was general counsel to the New York City Board of Standards and Appeals, which is New York City's zoning and land use appeals board. In that capacity, I have extensive experience adjudicating land use and zoning applications. I have also been part of working groups within the New York City Department of City Planning, where I've participated in the drafting of zoning text amendments, including the city's recent mandatory inclusionary housing text amendment.

I've love to touch base and hear more about the needs of either board, in the hopes that I might be a good fit.

If needed, I would submit Roger Brown as a local reference.

Regards,
David

(917) 583 - 4772

R/C questions combined 10.28.20

1. Would you support more streamlined permitting process for businesses and multifamily housing in this district?

Background: More time/cost required for DRB review vs administrative review
More housing needed in Chittenden County
Village density desirable for walkable/bikable living
Uncertain commercial real estate landscape, so more flexibility needed
Main arteries best for business visibility
Uses under consideration for streamlined permitting include
professional or medical offices, daycare center, personal services,
artist/craft studio, 3- and 4-plex housing

2. What do you like about the appearance of the area surrounding the current downtown? Do you favor retaining the residential appearance of buildings as is currently required in this district?
3. Would you support bike lanes and sidewalks in the central area of Richmond? Would you like to bike or walk places where you currently can't or don't feel safe?
4. Would you be in favor of expanding opportunities for accessory dwelling units?
5. Would you be in favor of expanding the Residential/Commercial District into any of the following areas: W. Main St, Jericho Rd, Thompson Rd, Cochran Rd, Huntington Rd?

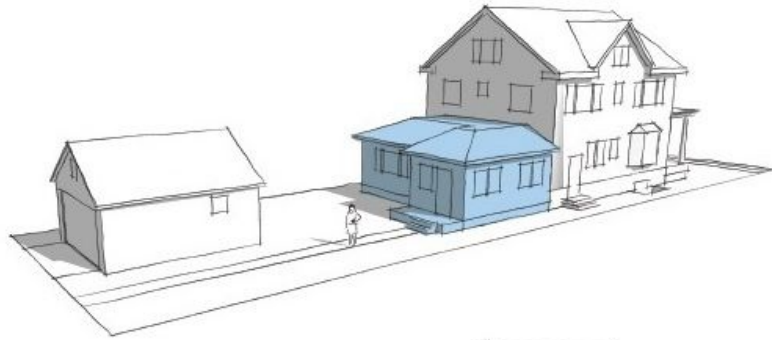
Background: R/C ZD is currently on E. Main St, lower Bridge St and south side of Farr Rd

Example Residential Building Forms

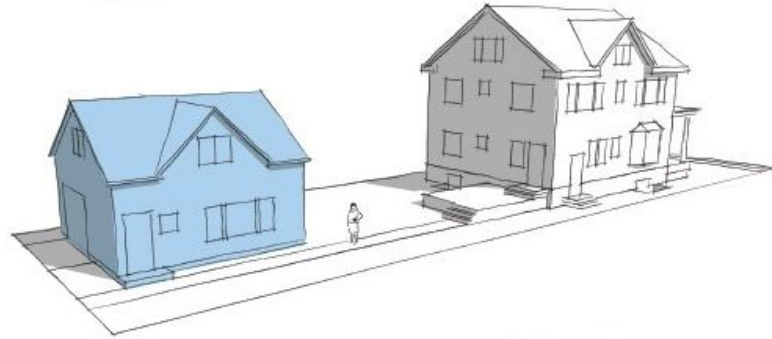
Accessory Dwelling Units

“...includes efficiency, one-bedroom, or two-bedroom apartment that is located within or appurtenant to, and is clearly subordinate to, a single-family dwelling; is on the same lot as the single-family dwelling; has the facilities and provisions necessary for independent living, including sleeping, food preparation, and sanitation...”

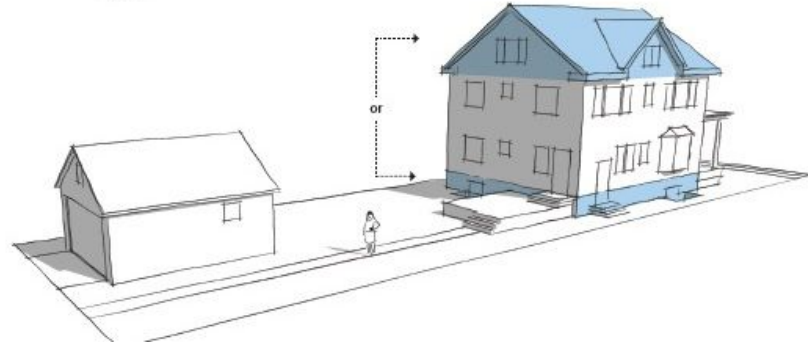
“75% of the total habitable floor area of the single-family dwelling or up to 1,000 square feet, or whichever is less”



Accessory Dwelling Unit attached to the single-family home with a separate entrance



Accessory Dwelling Unit in a separate building



Accessory Dwelling Unit built into the single-family home, as a converted basement or attic

Townhomes

Multifamily dwellings with separate entrances per unit



Cottage Court

Essentially, a clustered townhome development



Example Streetscape Forms from Brattleboro's Land Use Regulations

Figure 2-4. Urban Center Illustrated Frontage Standards



Figure 2-9. Village Center Illustrated Frontage Standards

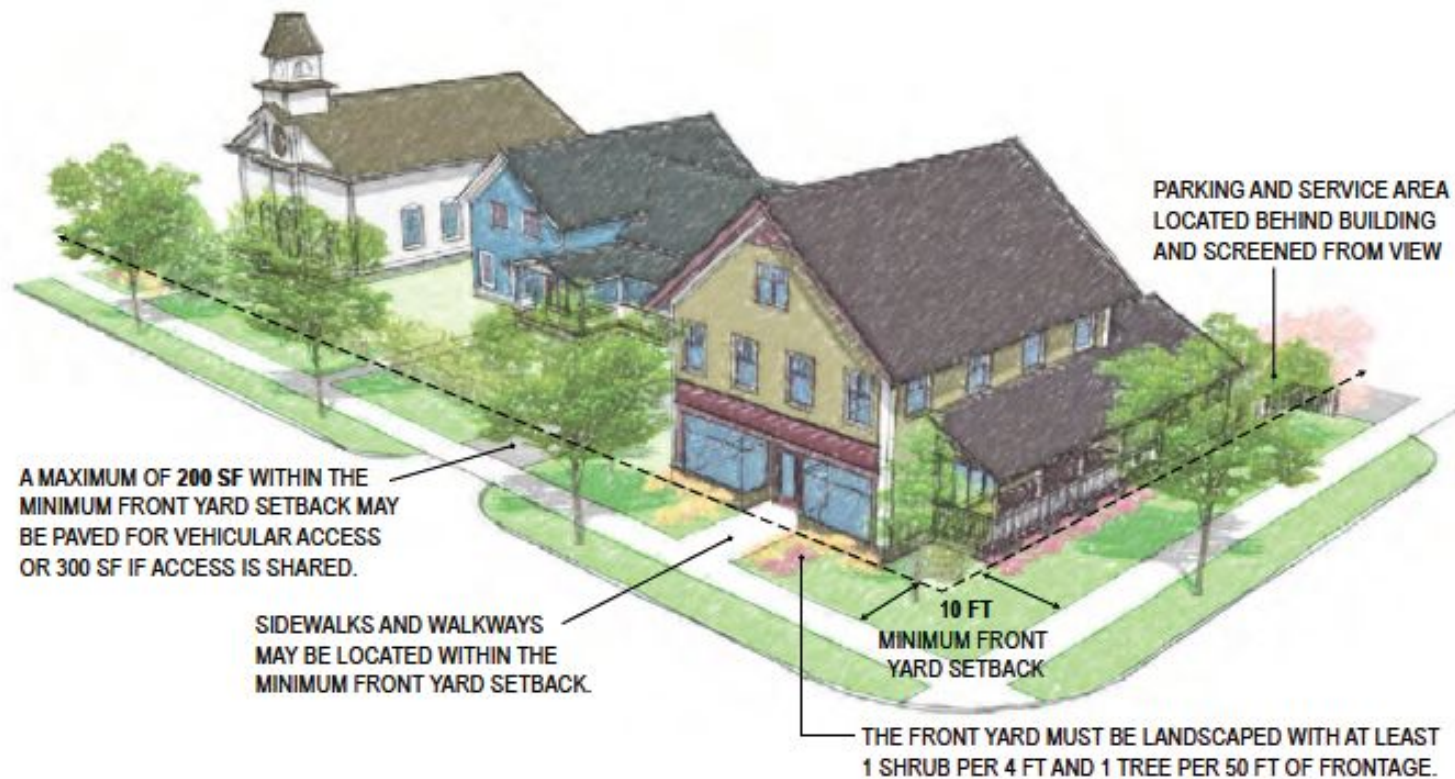


Figure 2-21. Residential Neighborhood Illustrated Building Standards

RESIDENTIAL NEIGHBORHOOD DISTRICT ALLOWS A RANGE OF HOUSING TYPES
DIVERSE BUILDING TYPES CAN BE COMPATIBLE WITH ONE ANOTHER THROUGH CAREFUL ATTENTION TO MASSING, SCALE, FACADE ELEMENTS, AND DESIGN ELEMENTS THAT CREATE AND MAINTAIN PRIVACY FOR RESIDENTS



List of Multifamily dwelling buildings

Location	Type	Acreage	Number of Units	Units per acre
10 East Main (Greensea)	Mixed Use	0.14	2 units	14.28
24 East Main	Residential Only	0.26	6 units	23
35 East Main	Residential Only	0.14	3 units	21.42
81-97 East Main	Residential Only	2.7	9 units	3.33
94 East Main	Residential Only	0.35	4 units	11.42
99 East Main	Residential Only	0.25	2 units	8
131 East Main	Residential Only	0.73	2 units (1 SF dwelling, 1 ADU)	2.74
155 East Main	Residential Only	0.27	2 units	7.4
157 East Main	Residential only	0.84	2 units	2.38
287 East Main	Residential Only	0.60	4 units	6.67
208 Bridge St	Residential Only	0.53	2 units	3.77
15 Railroad St	Residential only	0.29	4 units	13.79
99 Railroad	Mixed use	1.08	3 units	2.77
150 Thompson Road	Residential only	0.5	2 units	4
65-105 Farr Road	Residential only	1.46	12 units (1 eight-unit building, 1 four-unit building)	8.22
4 West Main	Mixed Use	0.52	4 units	7.69
20 West Main	Residential only	0.23	6 units	26.08
35 West Main	Mixed Use	0.47	2 units	4.25
51 West Main	Residential only	0.23	8 units	34.78
65 West Main	Residential only	0.26	4 units	15.38
77 West Main	Residential only	0.15	2 units	13.33
91 West Main	Residential only	0.39	8 units	20.51
117 West Main	Mixed use	0.5	1 unit	2
155 West Main	Residential only	0.25	3 units	12
167 West Main	Residential only	0.44	2 units	4.54
282 West Main	Residential only	1.01	4 units	3.96
47 Jericho	Residential only	0.32	6 units	18.75
52 Jericho	Mixed use	0.40	2 units	5

90 Jericho	Residential only	1.5	2 units	0.75
137 Jericho	Mixed use	0.23	2 units	8.69
343 Jericho	Residential only	0.87	2 units	2.3
346 Jericho	Residential only	0.62	2 units	3.23
26 Bridge	Mixed Use	0.11	2 units	18.18
30 Bridge	Mixed Use	0.07	4 units	57.14
38 Bridge	Mixed Use	0.13	6 units	46.15
39 Bridge	Mixed use	0.15	4 units	26.67
45 Bridge	Residential only	0.55	2 units	3.64
48 Bridge	Mixed Use	0.07	2 units	28.57
208 Bridge	Residential only	0.53	2 units	3.77
226 Bridge	Mixed Use	0.62	2 units	3.22
242 Bridge	Residential only	0.23	2 units	8.7
506 Bridge	Residential only	0.86	2 units	2.32
520 Bridge	Residential only	0.55	2 units	3.64
524 Bridge	Residential only	0.61	2 units	3.28
552 Bridge	Mixed Use	1.1	2 units	1.81
51 Tilden	Residential only	0.36	2 units	5.56
127 Tilden	Residential only	0.28	2 units	7.14
154 Tilden	Residential only	0.12	6 units	50
222 Tilden	Residential only	0.67	2 units	2.98
24 Baker	Residential only	0.26	2 units	7.69
66 Baker	Residential only	0.30	2 units	6.67
82 Baker	Residential only	0.29	2 units	6.9
100 Baker	Residential only	0.21	2 units	9.52
111 Millet	Residential only	0.23	2 units	8.7
58 Depot	Residential only	0.45	2 units	4.44
76 Depot	Residential only	0.31	3 units	9.68
15 Railroad	Residential only	0.29	4 units	13.79
123 Railroad	Residential only	1.96	16 units	8.16
61 Church	Residential only	0.25	2 units	8
39 Esplanade	Mixed use	0.46	2 units	4.35
3715 Hinesburg	Residential only	1.01	2 units	2
13 Jolina Court	Mixed use	0.03	2 units	66.67

74 Jolina Court	Mixed use	5.84	14 units	2.4
110 Cochran	Residential only	0.34	2 units	5.88