

**TOWN OF SOUTH HERO, VERMONT
DEVELOPMENT REVIEW BOARD
DECISION DATED February 25, 2026**

APPLICANT

Name: Hayward 310 US RT 2, LLC/Nate Hayward
Address: 38 Community Lane, South Hero, VT 05486

LANDOWNER

Name: Same

APPLICATION

Type: Sketch Plan review for a 15-lot subdivision

Number: 26-45-RT310

PROPERTY

Location: 310 US RT 2

Hearing Date: February 11, 2026

Nate Hayward submitted an application on January 10, 2026 requesting a sketch plan review for a 15-lot subdivision on an 8.9-acre lot at 310 US RT 2. Per Section 805 of the South Hero Development Regulations, a warning for the public hearing appeared in the January 22, 2026 issue of The Islander and was posted in the Town Office, the Post Office, and the Town Library, and abutters to the property were notified. The sketch plan hearing was held on February 11, 2026. The Applicant was represented by Nate Hayward, and Jay Buermann of Buermann Engineering at the hearing. A list of those attending and participating in the hearings is included in the minutes.

During the course of the hearing, the following exhibits were submitted:

1. Town of South Hero Development Regulations, effective January 1, 2024.
2. Town of South Hero Development Regulations, effective January 1, 2024.

3. South Hero Major Subdivision Sketch Plan review application dated and rec'd January 21, 2026.
4. Project Narrative (no date); rec'd January 21, 2026.
5. Project Plan by Buermann Engineering, Project #974, dated October 7, 2025, rec'd January 21, 2026, including –
 - a. Property Plan, Sheet 1 of 19
 - b. Grading and Drainage Plan – North; Sheet 2 of 19
 - c. Grading and Drainage Plan – South; Sheet 3 of 19
 - d. Utilities Plan – North; Sheet 4 of 19
 - e. Utilities Plan – South; Sheet 5 of 19
 - f. Road Entrance Plan and Details; Sheet 6 of 19
 - g. Water Main Plan & Profile – Sta. 0+00 to 6+25; Sheet 7 of 19
 - h. Water Main Plan & Profile – Sta. 6+25 to 11+78; Sheet 8 of 19
 - i. Construction Phasing Plan; Sheet 9 of 19
 - j. Stormwater Overview Plan; Sheet 9A of 19
 - k. Gravel Wetland Treatment Plan; Sheet 10 of 19
 - l. Construction Stabilization and Restoration Details; Sheet 11 of 19
 - m. Gravel Wetland and Misc. Utilities Details; Sheet 12 of 19
 - n. Stormwater Chamber Details and Notes; Sheet 13 of 19
 - o. Road and Walk Details; Sheet 14 of 19
 - p. Water System Details; Sheet 15 of 19
 - q. Individual Wastewater Components and Notes; Sheet 16 of 19
 - r. Community Wastewater Components Details; Sheet 17 of 19
 - s. Soils Results; Sheet 18 of 19
 - t. Wastewater Construction Procedures and Notes; Sheet 19 of 19
6. Aerial Conceptual View of Project (no date); rec'd January 21, 2026.
7. 3 Street-view Conceptual depictions of project (no date); rec'd January 21, 2026.
8. Warning Ad, Abutters' Notice, and Hearing Letter for February 11, 2026 DRB hearing.
9. Staff report by Zoning Administrator for February 11, 2026 hearing.
10. Narrative Description of Requested Waivers with accompanying map; rec'd at the hearing and entered into the record as Exhibit #1.
11. Draft minutes from the February 11, 2026 meeting.

Based on the application, supporting documents, and testimony of Nate Hayward and Jay Buermann (Buermann Engineering), the Development Review Board requests the following additional submissions for the Final Subdivision review:

- A. An overlay showing the Town Park in relation to the proposed subdivision.
- B. Road Association and/or HOA documentation?
- C. Show additional information to provide screening on the east and west sides of the subdivision.
- D. At the Final Subdivision Plan/Plat hearing, the Board will formally act on the 2 waiver requests.
 - To reduce the right-of-way width to a minimum of 44 feet for the first 50 feet from the entrance to the subdivision from RT 2.
 - To reduce the setback for the existing farmhouse on Lot 15 to the edge of the new right-of-way width to 12 feet from 25 feet.

On February 25, 2026, G. Hunt moved to approve the sketch plan and apply for Subdivision Plan/Plat review within 180 days of this approval; J. Myers second. Whereas Final Approval was granted to the sketch plan, with the following people voting in the affirmative: T. Mullen; G. Hunt; S. Dupont; L. Kilcoyne; D. Patterson; and J. Myers.

Dated: February 25, 2026



For the Development Review Board

