

MORRISVILLE / MORRISTOWN
PLANNING COUNCIL AGENDA

Tuesday 8 October 2024 at 5:00 P.M.

**Morristown Municipal Offices, 43 Portland Street
Community meeting room of the Old Tegu Theatre**

- p. 3-4 1. Vote: Prior Council meeting minute approval
- p. 5 2. Discuss: §204.4 Waiver change
- p. 6 3. Discuss: §479 exemptions: wicket signs & town-event banner
- p. 7-10 4. Discuss: Jersey Hgts COM setbacks & footprint lots -Provost
- p. 11-12 5. Discuss: Pleasant St parking & downtown traffic design letter
- p. 13-26 6. Discuss: §206 Design Criteria review

Planning Council meeting schedule for the remainder of 2024

<u>Date</u>	<u>Board</u>	<u>Time</u>	<u>Location</u>	<u>Meeting Topics</u>
6/17/2024	Selectboard	5:30 PM	Town Offices	Selectboard public hearing for the HOMES Act 2024 Zoning Changes
6/19/2024	Village Trustees	5:00 PM	Village Offices	Village Trustee public hearing for the HOMES Act 2024 Zoning Changes
7/1/2024	Selectboard	5:00 PM	Town Offices	Selectboard vote on the Homes Act 2024 Zoning Changes
7/9/2024	MPC	5:00 PM	Town Offices	2024 Town Plan public hearing & discuss angled parking on Pleasant St
7/16/2024	Village Trustees	5:00 PM	Village Offices	Village Trustee vote on HOMES Act 2024 Zoning Changes
7/23/2024	MPC	5:00 PM	Town Offices	Parking letter for Pleasant St vote cancelled due to no AV availability
8/13/2024	MPC	5:00 PM	Town Offices	Meeting cancelled due to VT primary & Charlie being on vacation
8/19/2024	Selectboard	5:30 PM	Town Offices	Selectboard zoning vote? & Public hearing #1 for Town Plan amendment
8/21/2024	Village Trustees	5:00 PM	Village Offices	Village Trustee zoning vote? & public hearing for Town Plan amendment
8/27/2024	MPC	5:00 PM	Town Offices	Parking design for Pleasant St & Section 204.4 Waiver
9/3/2024	Selectboard	5:30 PM	Town Offices	Selectboard public hearing #2 for Town Plan amendment
9/4/2024	Village Trustees	5:00 PM	Village Offices	Village Trustee Town Plan approval vote
9/10/2024	MPC	5:00 PM	Town Offices	Section 204.4 Waiver revision & Review setbacks & dimension & use tables
9/16/2024	Selectboard	5:30 PM	Town Offices	Selectboard Town Plan approval vote
9/24/2024	MPC	5:00 PM	Town Offices	Review dimensional & use tables, discuss Min Lot Size waiverability, & §206
10/8/2024	MPC	5:00 PM	Town Offices	Pleasant St parking, Jersey Hgts, signs, & §206 Design Criteria
10/22/2024	MPC	5:00 PM	Town Offices	Review entire zoning change proposal & send to consultant for review
11/12/2024	MPC	5:00 PM	Town Offices	Meeting cancelled due to Todd on vacation
11/26/2024	MPC	5:00 PM	Town Offices	Review unmet Town Plan priorities to create new work items
12/10/2024	MPC	5:00 PM	Town Offices	MPC 2025 Zoning Change public hearing?
12/24/2024	MPC	5:00 PM	Town Offices	Meeting cancelled - christmas eve

Morrisville/Morristown Planning Council
PO Box 748 / Morrisville, VT 05661
Phone (802) 888-6373

Meeting Minutes of Tuesday 24 September 2024

Council Members present: Etienne Hancock (Chair), John Meyer, Josh Goldstein (electronically), Wally Reeve

Council Members absent: Jamie Morris

Council Guests: Conservation Commission Member Jerry Throne, Laura & Martin Green

Staff: Planning Director Todd Thomas

Call to Order: Chair Hancock called the meeting to order in the Community Meeting Room of the old Tegu Theatre, 43 Portland Street, in Morrisville at approximately 5:00 P.M.

Meeting Minutes: Member Reeve moved to approve the September 10th meeting minutes. A vote of 3-0 affirmed the motion (Member Goldstein had not arrived via Zoom prior to this vote).

Discuss: §204.5 Dimension & Use Table revisions

Council Members reviewed the §204.5 Dimension & Use Tables, as revised to comply with Act 47 & Act 181 preemptions. Most of the discussion was spent on whether to allow the Dwelling (5 or more Units) Use in the High Density Residential Zone or not. The Council decided to leave it as Conditional Use, and not to make other changes to the Dimension & Use Tables presented.

Discuss: Review of Minimum Lot Size Waivers granted during the last 10-years

Planning Director Thomas presented his research regarding Minimum Lot Size Waivers granted by the DRB during the last 10-years. He found that 6 such waivers had been requested, with 4 approved and 2 denied. Chair Hancock noted that the only waiver granted larger than the old 15% maximum waiver threshold was for the duplex at 248 Maple Street, which was the genesis for the Selectboard increasing the waiver threshold to 25%. Member Reeve said that he was still very concerned about a 25% Minimum Lot Size waiver being granted on a minimum 4,000 ft² lot in the village now that the State Legislature was requiring up to 4 dwelling units being allowed thereon. With Member Meyer in agreement, the Council ultimately agreed to change the maximum waiver percentage from 25% back to 15%, and to limit waivers to 5% in served areas within the Medium Density & Low Density Residential Zones. Mr. Thomas said he would revise the §204.4 Waiver percentage accordingly for review at the next Planning Council Meeting.

Discuss: 5-foot minimum setbacks from sidewalks

The Planning Council continued its discussion from the previous meeting regarding the desire to see a setback within village areas from the outside edge of the sidewalk to any new structure. Mr. Thomas said that formalizing such a setback, which is handled more informally now, will be greatly appreciated by the Town Road Crew employee that drives the sidewalk plow. Member Reeve directed Mr. Thomas to expand his related edit to the definition of structure from a “pad mounted electric transformer” to a “ground mounted utility enclosure.” It was also decided that the setback definition change should be 3 feet, not the 5 feet proposed, so the maximum front setback required in the Central Business Zone would not be so prescriptive.

Discuss: §206 Design Review criteria changes

Mr. Thomas led the Council Members through the handful of additional changes he was proposing to §206 Design Criteria post the prior zoning change. Said changes included a ensuring a weather break was present above the front porch entrance, that a walkway existed

from the dwelling's main entry to the sidewalk (when present), exempting the Commercial & Hospital Zones from the building size maximums, and editing the garage size and garage location requirements that became an issue during the last zoning change proposal. To alleviate the garage regulation issue, the Council decided to exempt detached garages from the setback and locational requirements, but not the requirement that limits garage size to no more than ½ length of the house. The Council also decided to remove pavement and crushed stone from the list of allowed materials for walkways that connect the primary entrance to the sidewalk (when present). The Council then reviewed the design and architectural standards that are required in Burlington and decided to have another §206 Design Criteria discussion on the October 8th Planning Council agenda. The Council and staff, lacking this specific expertise, expressed a desire to have these standards reviewed by a consultant or an architect. Upon the suggestion of Chair Hancock, Mr. Thomas said that he would build a matrix of minimum designs standards uses by local manufactured home companies (Fecteau, Harvey, Huntington, & VerMod) to ensure that any changes to the §206 Design Criteria did not exclude such housing. Mr. Thomas was also asked to propose a new regulation within the §206 Design Criteria requirements for commercial storefronts that were not regulated by §207 Historic Preservation Criteria (with 611 LaPorte Road as an example of such a site).

**** The meeting was adjourned at 6:50 PM. Minutes written by Todd Thomas. ****

I would like to delete the new Class 1 Development part. It is unnecessary.

204.4 **Waiver.** The DRB may reduce ~~up to 25% of~~ any dimensional or numerical requirement ~~by up to 5% in the MDR Zone and the LDR Zone (Class 1 Development only)~~ and by up to 15% in all other zones, with said percentage calculated by dividing the area lacking the minimum requirement by the required minimum area, provided the waiver request can be found to meet at least 2 of the following goals:

- a. Maintains compact development patterns in the village and the rural feel of the Town
- b. Minimizes impacts to the environment and natural surroundings
- c. Does not disrupt the neighborhood's existing settlement pattern
- d. Does not detract from the value of adjacent properties on the Town's Grand-List
- e. Protects or enhances historic resources
- f. ~~Makes the Town a more interesting place to work and live via the installation of a permanent, desirable, and durable public art installation community improvement project. Eligible public art installations community improvement projects include, but are not limited to architectural lighting (per §490.5), fountains, murals, streetscape improvements, place-making architecture, and sculptures, pocket parks or public gathering spaces with shade, and/or other recreational amenities (ex. public basketball court), provided that the developer or Selectboard has committed in-writing to the perpetual maintenance thereof. The DRB shall be in receipt of a supporting letter from a community group such as the Town's Recreation Coordinator, River Arts, or MACC stating that the proposed art installation is durable, desirable, and makes the town a more interesting place to work and live. A before granting a community improvement project maximum waiver. Regardless of the above calculation, of a maximum of only 2 additional dwelling units is possible via the community improvement project waiver, with additional dwelling units being unavailable via this waiver in the Rural Residential Agricultural & Industrial zones).~~
- g. ~~The creation of new affordable housing per 24 VSA §4303 (1-2) that is permanently deed restricted. The Waiver percentage allowed for the creation of new affordable housing which includes a waiver for minimum parking requirements, shall match the percentage of affordable units proposed in any Affordable Housing Development (ex. a development that is 50% affordable gets up to a 50% Waiver). Said waiver % shall not exceed 75% even if a higher level of affordability is proposed.~~

479. **Sign Bylaw Exemptions.** The following signs, provided they comply with the sign size maximum in their underlying zone, shall be exempt from the provisions of these regulations: Downtown Morrisville's wayfinding signs; downtown Morrisville's History & Art Walk historical plaques; traffic signs; handicapped access and parking signs, legal notices; "for sale" signs attached to vehicles; one open flag per business, signs for trespassing, safety zone, or other legal posting of property.
- a. Business Window Signs. Signs displayed inside of a business' window shall be exempted from this bylaw in all business zones, provided that no business window sign shall cover more than fifty percent of the window glass and that the business window sign, if internally lit, shall be smaller than 10 square feet and shall not be animated or flashing. The display of any off-premise corporate branding shall take place within this Business Window exemption.
 - b. Banners promoting a Town-sponsored event hanging over Portland Street.
 - c. Wicket Frame Signs. Wicket Frame signs are exempt only during periods of active voting.
 - d. The Zoning Administrator shall be empowered to exempt any Sign from the above requirements for a period that shall not exceed two weeks.

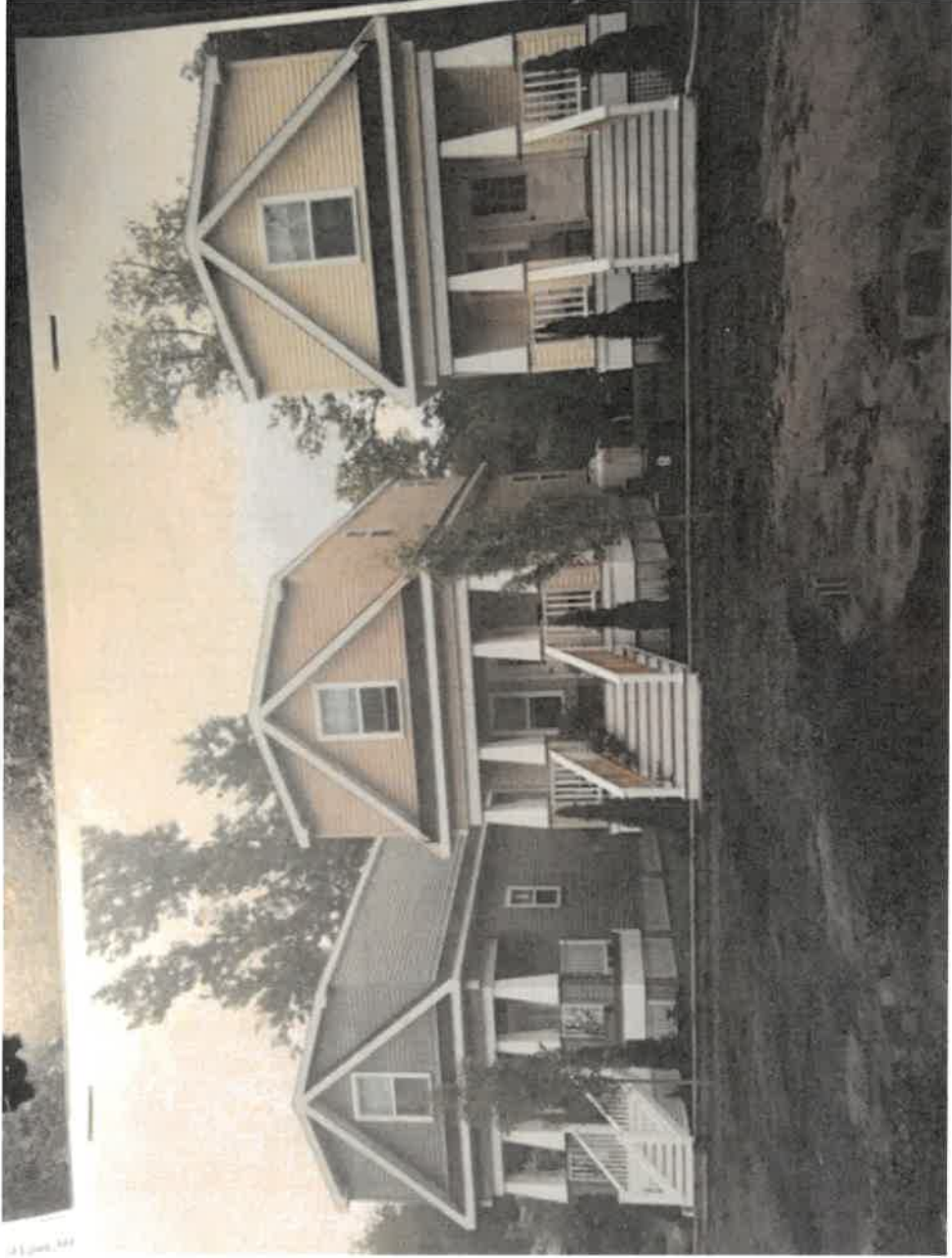


Gail Beck, interim, Community Dev. Coordinator will be present to make this request and speak to what happened with this year's Rocktoberfest banner.

↓
A.K.A
lawn signs



Ex. # 1 → Cannot be built on Orange lot of former
page if in COM Zone, but can be built
in HDR zone (or split zone)



Ex. #2 from Waterbury, side setbacks
are an issue without zone or side setback
changes



Ex. #3 from Milton VT if there is no side setback relief or Zone relief on Orange highlighted lot from page



Planning Council
PO Box 748
Morrisville, VT 05661

(802) 888-6373
Fax: (802) 851-7251

28 August 2024

Re: Creating new on-street parking & other improvements on and around Pleasant Street

Dear Selectboard Members,

The Planning Council held a well-attended public meeting in July regarding the public parking on Pleasant Street. A broad array of people with interest and investment in Pleasant Street attended this meeting, including property owners, business owners, developers, and residents. The main takeaways from the meeting, some as enhanced via the notes on the enclosed parking map, were as follows:

1. As shown via the blue letters on the enclosed map, the prior removal of the bus stop on Pleasant Street, coupled with the wide pavement on its north end, allows the Selectboard to direct the Road Crew to create 6 new public parking spaces immediately with simple line-striping.
2. The Town should immediately stripe and sign a formal loading zone in front of MoCo.
3. The Selectboard should immediately ask the Highway Superintendent to raise the catch basin at the intersection of Pleasant St. & Hutchins St, by 5+/- inches so it matches the pavement height.
4. The post office parking lot should be physically separated from the Copley Municipal Parking Lot to stop the cut through-traffic that dangerously speeds through the municipal parking lot and turns south on Pleasant Street to avoid traffic at the main 4-way stop intersection downtown. The Selectboard should work with the Post Office on a trial separation of the two parking lots using haybales or jersey-barriers, and then receive corresponding public feedback.
5. Wee Explorers Preschool, Little Saplings Preschool & Daycare (registered for a total of 40 children) should be allowed to create private and restricted parking along the north gable of their "education building" if the property owner agrees to first replace the landscaping that sits adjacent to this building with compliant sidewalk. This would allow their 10 parking spaces to use the existing private property pavement and keep parked cars outside the Town right-of-way.
6. The Selectboard should engage a consultant to propose traffic calming features like bump-outs and other streetscape improvements that make Hutchins Street, Lower Main Street, Pleasant Street, Portland Street, Railroad Street, and the Route 100 Section of Bridge Street both safer and more appealing to pedestrians. Proposed improvements to the function and safety of the key intersection of Bridge Street and Portland Street should also be requested of the consultant.
7. The consultant should also comment on Mason Kernerer's proposal to restrict Pleasant Street to one-way northbound traffic to make way for new angled parking along the existing sidewalk (west side of the street), and a bike lane between the parking and the curb.
8. The Selectboard is highly encouraged to allow this consultant to evaluate broader design traffic pattern changes within our downtown, such one-way traffic flows on Pleasant, Portland, and Hutchins Streets, and the short section of Upper Main Street between Portland & Pleasant Streets. This change would create a true town square function and feel for our downtown, while also eliminating the need for all the existing contested left hand turns and future traffic lights.

Sincerely,

Etienne Hancock, Chair



Pleasant Street parking map

Town of Morrystown, VT

1 inch = 75 Feet



www.cai-tech.com

August 13, 2024



7 public spaces on Pleasant, 1 handicapped, 14 private parking spots

Letters = new parking spaces

Numbers = existing parking spaces

Pb = public parking pr = private parking

	Property Line
	Public Road
	Property TIC

Data shown on this map is provided for planning and informational purposes only. The municipality and CAI Technologies are not responsible for any use for other purposes or misuse or misrepresentation of this map.

Section 206. Design Criteria. The Zoning Administrator or DRB may require the submission of a proposed building rendering to ensure that the below design criteria requirements are met in the following zones: CB, COM, IND #5 (airport), HOS, HDR, MDR & LDR.

206.1 For Dwelling (1 & 2 Units) & Dwelling (3 & 4 Units) uses, the following Design Criteria rules apply:

- a. Architectural repetition. Each building proposed shall be architecturally different than any directly adjacent building (regardless of parcel or property lines). In a townhouse style or similar development, the prohibition on architectural repetition shall be evaluated between the individual townhomes, and not between the adjacent larger building pods (with a building pod being defined as containing 3 or more townhomes on a common foundation). Building articulation of 2 feet or more or the use of a different roof design (ex. flat, gable, gambrel, hip, shed) are minimum requirements to avoid the architectural repetition prohibition between otherwise identical buildings. In no situation shall the front of a townhouse face the rear of another townhouse unless a parking area or road separates them.
- b. Cladding. The trim boards for all windows and doors shall sit proud of vinyl siding and hide all J-Channel trim.
- c. Entry door. At least one functional entry door facing the parcel's primary street frontage shall be provided. In the case of a corner lot, additional entry doors are only required if a sidewalk exists along that additional frontage.
- d. Front porch. All residential construction must include a covered front porch with a minimum size of 8 feet by 6 feet, located on the side(s) of the building that parallels existing or new public sidewalk(s) (as required by the Morristown Sidewalk Policy).
- e. Exterior Access: To encourage townhouse style development in the HDR Zone, all Dwelling Units shall provide a private entry/exit door that accesses at ground level.
- f. Garages. Attached and detached garages shall be located at least 5 feet further from the primary street frontage than the foundation of the home or business that the garage is accessory to, and at least 20 feet from the closest edge of sidewalk or street pavement. Garages, both attached and detached, shall not be more than 1/2 the length of said garage plus the length home or business, with both the total lengths measured along the primary street frontage. Tuck-under parking, which is ground-level parking under a second story accomplished without a garage door shall not be allowed when it is visible from a primary street frontage. Interpretation of primary street frontage, when a property has multiple frontages, shall be made by the DRB or ZA.
- g. Pedestrian walkway: When a sidewalk is present along the frontage of a property, a 4-foot-wide unobstructed walkway, consisting of bricks, concrete, or pavers shall be provided to connect it to the building's primary entrance.

206.2 For the Dwelling Unit (5 or more Units) and business uses, in addition to the §206.1 requirements, the following Design Criteria rules shall also apply:

- a. Blank walls. Blank walls shall not face any Street on which the property has frontage. A blank wall is a building wall that has an expanse of 30 feet in length or greater without fenestration, building articulation or ground level doorways.
- b. Building size maximums. Except within the COM & HOS Zones, the width of any new structure, which shall not be subject to Waiver considerations, is limited to 68 feet or less and its depth shall be limited to no more than 150% of the depth of the larger of the two directly adjacent non-accessory structures, including structures on an adjacent street for corner lots.
- c. Glazing. The portion of a building's facade that contains a commercial storefront or a residential lobby shall be at least 50% glazed, which refers to a collection of panes or full



New requirement since last meeting

cont. →

new requirement
since last
week cont.

- sheets of glass, set within frames such as windows or doors. To meet this glazing requirement, transom windows must be provided above the main entry door that is required by §206.1(c). Sidelight windows adjacent to said entry door, if any, shall also have transom windows above.
- d. Lighting. A lighting plan that shows compliance with Section 490 of the Bylaws.
 - e. Loading docks & garbage storage. All loading docks and garbage storage and pick-up areas shall be located in the rear of Buildings and away from public right-of-way, and then residential uses. When said location is not possible, screening shall be used to obscure these areas from view of the public right-of-way.
 - f. Outside space. All new dwelling unit multi-family uses shall include 24 ft² of exterior outdoor space per unit that may be comprised of any combination of the following: a common roof-deck, a common area deck or porch, a front lawn area located outside required setbacks, or a private deck, porch, or patio that is attached or adjacent to the dwelling unit.
 - g. Parking. In addition to the parking requirements found in §450, other than handicapped parking, parking shall be located to the sides or rear of buildings. No Parking Space Off-Street shall be located between the building and the road from which it derives its frontage.
 - h. Pedestrian and bicycle infrastructure. If called for by the Morristown Sidewalk Policy, development shall include sidewalks along the parcel's Street frontage to ensure pedestrian connectivity to adjacent parcels. This frontage sidewalk shall be physically connected to the walkway to the building's entry door. A bike rack shall also be provided for new Development that has 10 or more new parking spaces.
 - i. Rooflines. Rooftop mounted mechanicals and flat roofs shall be screened by extended parapets or projecting cornices, or located so they are not visible from any Street. Space enclosed by parapet walls, including head-house access to a rooftop, shall not count towards the Building Height measurement, nor §207b.
 - j. Stormwater. Stormwater shall not be directly discharged from business or multi-family structures onto Town property, including any public road right-of-way.
- Utilities. Utilities shall be underground.



Design Standards for local manufactured homes

Company	Door Size	Roof pitch	Siding	Unit size (min)	Windows
Min FED rules	74"x32"	min 1/2:12 to max 4.4:12	various	400 ft2	1 per bedroom, 24"x20", 5.7' clear, 3 feet to floor
Huntington	80"x36"	5:12 to 12:12 per design	vinyl but wood available	various	various styles
Vermod	80"x36"	various	vinyl & metal, with wood corner board & soffit options	various	casement & awning styles only
Fecteau	80"x36"	5:12 to 7:12 standard	vinyl	various	various styles

The US Department of Housing and Urban Development (HUD) has several minimum standards for manufactured homes, including:

- Size: A manufactured home must be at least 400 square feet.
- Ceilings: Ceilings in bathrooms and habitable rooms must be at least 7 feet, and at least 6 feet and 6 inches in storage areas and hallways.
- Outside spaces: A single wide unit must have at least two outside spaces of 12 feet, and a double wide unit must have at least two outside spaces of 20 feet.
- Bedrooms: A bedroom for one person must be at least 50 square feet, and a bedroom for two people must be at least 70 square feet.
- Windows: Each bedroom must have a window from the outside.
- Ventilation: Bathrooms and kitchens must have a mechanical ventilation system.
- Airflow: The airflow rate must be at least 0.035 cubic feet per minute for each square foot of interior floor space.
- Exterior doors: One of the two exterior doors must have a clear opening of at least 32 inches wide by 74 inches high.
- Living unit: The dwelling unit must have a living room, a kitchen, and a bathroom.

Manufactured homes must also be built on a permanent chassis, installed on a permanent foundation system, and titled as real estate.

§ 3280.106 Exit facilities; egress windows and devices.

- (a) Every room designed expressly for sleeping purposes, unless it has an exit door (see § 3280.105), shall have at least one outside window or approved exit device which meets the requirements of § 3280.404, the "Standard for Egress Windows and Devices for Use in Manufactured Homes." *↳ see next page*
- (b) The bottom of the window opening shall not be more than 36 inches above the floor.
- (c) Locks, latches, operating handles, tabs, and any other window screen or storm window devices which need to be operated in order to permit exiting, shall not be located in excess of 54 inches from the finished floor.
- (d) Integral rolled-in screens shall not be permitted in an egress window unless the window is of the hinged-type.

The minimum size requirements for an egress window under 24 CFR 3280.404 are: [↗](#)

- Opening area: 5.7 square feet [↗](#)
- Opening height: 24 inches [↗](#)
- Opening width: 20 inches [↗](#)
- Sill height: The bottom of the window opening must be no more than 44 inches from the finished floor [↗](#)

Other requirements for egress windows include: [↗](#)

- Windows must be operable from the inside without tools, keys, or special effort [↗](#)
- Windows that require the sash to be removed to meet egress size requirements are not permitted [↗](#)
- Each egress window must have operating instructions affixed with the legend "Do Not Remove" [↗](#)
- Each installed egress window must be operationally checked at the manufactured home factory [↗](#)
- Any window that fails the operational check must be repaired or replaced

Huntington Homes, Inc.

Standard Specifications

Floor System:

Floor Joists:	2x10 SPF @ 16" o.c. (2x8 SPF for 12' modules). 2x12 Optional
Perimeter:	Double 2x10 SPF – truss plates at all seams
Center Girder:	Double 2x10 SPF – Joist Hangers at all Floor Joists
Bridging:	Solid Bridging – one row centered per module
Deck Sheathing:	¾" T&G Plywood – glued and nailed.

Wall System:

Exterior Walls:	2x6 SPF @ 16" o.c. with ½" CDX Plywood.
Housewrap:	Typar
Interior Walls:	2x4 SPF @ 16" o.c.
Marriage Walls:	2x3 SPF @ 16" o.c. w/ 3/8" CDX Plywood.
Vapor Barrier:	3 mil Poly – all exterior walls.
Thermal Bypass:	In-House Thermal Bypass Inspections optional using EPA ENERGY STAR guidelines.
Ceiling Heights:	7'-8" Standard. 8' and 9' Ceiling Heights available per design.
Drywall:	½" Drywall – taped and painted.
Insulation:	R20 Cel-Pak Dense Pack Cellulose (recycled news print).
Air Sealing:	All penetrations through drywall (ex. Electrical boxes) are sealed using expansion foam.

Roof System:

Rafter:	
4 Box Cape / Hi-Post Cape / Gambrel:	2x12 SPF @ 24" o.c. (16" optional)
Colonial / Ranch / Pop-up Cape:	2x6 SPF / MSR @ 24" o.c. (16" optional) 2x8 SYP rafter available.
Roof Sheathing:	5/8" CDX Plywood (nailed).
Roof Pitch:	5/12 – 12/12 per design.
Overhangs / Rake:	3" – 12" box or rafter tail per design.
Ceiling:	5/8" drywall (glued and screwed) – taped and painted.
Roof Underlayment:	Grace Ice and Water first 60" and all valleys. REX Synfelt at balance of roof.
Shingles:	IKO Cambridge (lifetime warranty)

Insulation: R-38 (12") Owens Corning Fiberglass Batt. Or Delete for onsite Cellulose.

Exterior Finish.

Windows: Andersen 400 Series. Wood Window w/ vinyl clad exterior. Interior finished to match interior trim work. Andersen A Series and Green Mountain Windows also available.

Window Flashing: 4" Vycor at all window openings

Siding: Georgia Pacific Vinyl is standard. Grade A Cedar Clapboard, and Clear Vertical Grain (CVG) Hemlock Clapboards (primed or natural) are available.

Exterior Trim: MiraTEC, Grade A Cedar and D Select Pine exterior trim is available.

Fascia: Georgia Pacific Vinyl is standard. MiraTEC, Cedar and Pine are available.

Soffit: Georgia Pacific continuous vented is standard. AC Plywood w/ vent strip is available.

Shutters: Vinyl shutters are included on unit fronts (per plan).

Exterior Doors: Therma-Tru Fiberglass doors standard. Pine, Fir, Oak, and Mahogany doors are available.

Patio Doors: Andersen Terrace, Sliding, and French doors are available. (included per plan)

Flooring:

Wet Areas: Armstrong Optimations Vinyl floor. - Standard

Carpet: Philadelphia Villawood – 40 oz w/ 6lb bonded pad. – Standard.
Monarch Carpets- Berber with Scotchguard – Optional.

Tile: ½" HardiBacker to prep for onsite tile.

Hardwood: Prep for Onsite Hardwood. (pad cabinets and ship loose baseboard)

Interior Finish:

Casing: Colonial casing (stained, poly, or painted) or 1x4 PFJ (painted) are standard. Window stools with aprons are standard details. Option Casing: Windsor, Marblehead, and 1x4 with bead are available.

Baseboard: Colonial Baseboard (stained, poly, or painted) or 1x6 PJF Pine (painted) are standard. B400 speedbase or 8453 molding cap trim are available.

Interior Doors: 6 Panel Formed doors (hollow core) are standard. 6 Panel solid core, and 6 panel pine doors are available.

Locksets: Schlage with brass finish. Brushed Chrome and Aged Bronze are available.
Shelving: Ventilated metal shelving standard. Wood shelving available.

Kitchen:

Kitchen Cabinets: Merillat Classic Spring Valley (maple or oak) are standard. All other Merillat cabinet styles / construction are available. Standard Kitchen layout includes; lazy susans in corners, pull out trays in base cabinets, and 1 bank of drawer base cabinets.
Countertops: Formica square edge with integrated backsplash standard. Wood nosing and Butcher Block tops are available.
Kitchen Sink: Silvercast 3321 Double Bowl Stainless Steel.
Kitchen Faucet: Delta 400 lever handle with spray.
Appliances: GE SpaceSaver Microwave Available.
Range Hood: Broan – vented to outside. Microwave / Hood combo units (GE) are available.

Bathroom:

Vanity: Merillat cabinet w/ cultured marble top and Delta 520 faucet. Denova Surfaces Granite tops available
Medicine Cabinet: Recess medicine cabinet with sconce on all 24” – 40” Vanities. Plate mirror with wall sconce standard on all 48” – 60” vanities.
Tub / Shower: MAAX AKER one piece fiberglass with Delta valve. – standard. Cast Iron base w/ hardboard surround (for tile) – optional.
Showers: 36” and 48” MAAX AKER one piece fiberglass per plan. Prep with hardboard for onsite tile shower is available.
Spa tub: American Standard Cadet Whirlpool per plan.
Water Closets: American Standard: Colony Fitright – 1.6 gpf. Toto Drake available.
Bath fans: Panasonic Whisperlite 110 cfm bath fans vented to exterior. One fan per house to be on Automated Control
HRV Rough-In for HRV is optional.

Plumbing and Heating:

Heat: Hot Water Baseboard in modules by Huntington Homes. Balance of system supplied by Owner / Builder. Prep for onsite Radiant or HVAC is available.
Fireplaces: Empire Comfort Systems gas fireplaces are available. Prep for onsite masonry fireplace or woodstove is also available.
Water Lines: Copper - Types L and M per codes. Pex available.
Drain / Vent Lines: Schedule 40 PVC

Future Vent: 2" Future vent is stubbed to the basement.

Electrical Systems:

Service Panel: 200 Amp panel supplied with all breakers.
Wiring: 12 gauge copper or better.
Devices: All Devices Pass and Seymour. Tamper Resistant.
Smoke Detectors: Hardwired with Battery Backup. Installed per code.
CO Detectors: Hardwired with battery Backup. Installed per code.
Light Fixtures: Seagull included per plan.
Recessed Cans: 4" and 6" are available. LED recess cans available.
TV All TV wire to be RG6 coaxial
Phone All Phone wire to be Cat5
Network: Network wiring is available.
Exterior: GFI outlets and light fixtures at each exterior door.

General:

Warranty: 1 year Limited Warranty.

Code Performance (per state):

- International Residential Code. – Version per State
- International Building Code. – Version per State
- International Plumbing Code. – Version per State
- National Electric Code. – Version per State
- NFPA 101 Life Safety Code.
- Mass State Building Code – Current Edition.
- All State Energy Codes.

- Meets / exceeds all State Building / Electric / and Plumbing codes.
- Third Party in Plant Inspections on all MA, NH, CT, RI, ME, NY Construction.

All Specifications subject to change without prior Notice by Huntington Homes



2020 General Specifications

Attachment D

FRAMING

- Floors: 9-1/4" OWJ, T&G OSB sheathing glued and nailed with ring shank nails
- Underside of floor sealed with 7/16" Zip sheathing
- Exterior walls: double 2x4 walls 24" OC, 10" thickness, 7/16" Zip sheathing glued and nailed with ring-shank nails
- Roof system: 12" SIP's (Structurally Insulated Panels)
- Interior partitions: 2x4 24" OC

ROOFING

- EPDM rubber roofing

SIDING AND EXTERIOR TRIM

- Double 4" vinyl siding
- White accessory trim
- White pine corner boards
- Pine fascia with vinyl soffit, white
- 1x8 pine sand board, white
- Optional metal siding and deck prep

INSULATION AND AIR SEALING

- Fiberglass dense packed insulation
- R-40 floor system, R-43 walls, R-63 roof
- All exterior sheathing joints sealed with Zip Tape
- All penetrations in exterior walls, ceilings and floors sealed with caulking
- Windows and exterior doors sealed with tape and foamed in place

WINDOWS AND EXTERIOR DOORS

- *KasKel* vinyl casement and awning windows- foam filled frames, triple glazed argon filled, U.19
- *Jeld-Wen* fiberglass doors with adjustable threshold and strike plate.
- All exterior doors have deadbolt installed, keyed alike

INTERIOR DOORS

- 6-panel or 2-panel hollow core doors with 3 mortised hinges
- Brushed nickel knobs

FINISHES

- 5/8" sheetrock on all walls and 1/2" sheetrock on ceilings
- Ceiling: 1 coat Vapor barrier primer, 1 coat of SW ProMar 200 Zero VOC flat, latex paint, linen white
- Walls: 1 coat of Vapor barrier primer, 2 coats of SW ProMar 200 Zero VOC flat, latex paint, linen white
- White semi-gloss paint on doors and interior trim - Zero VOC
- Stained pine windowsills and aprons
- 2 1/2" Colonial window/door trim w/ 3 1/2" baseboards or 2 1/2" Flat window/door trim w/ 4 1/4" baseboards
- Closet Maid wire shelving in all closets
- Birch T&G nail down flooring in all living spaces. Vinyl interlock flooring in baths, utility, and laundry area
- Towel bar and toilet paper holder installed

CABINETS AND COUNTERTOPS

- *Tru Cabinetry* cabinets with dovetail drawers and undermount slides
- *Formica* countertops with integral backsplash
- Cultured marble vanity top with integral bowl (white)
- Chrome faucets

APPLIANCES

- ENERGY STAR Refrigerator
- ENERGY STAR Dishwasher
- Smooth top Electric Range
- ENERGY STAR Microwave/hood over Range
- ENERGY STAR Washing Machine (white)
- ENERGY STAR Condensing Dryer (white)

Choice of white, black, or stainless steel

PLUMBING

- PEX supply piping
- Schedule 40 PVC waste lines
- Double bowl Stainless Steel sink with combination spray/faucet
- Dual flush, elongated bowl toilet (comfort height)
- Heavyweight fiberglass 5' tub/shower or 4' shower

HEATING, AIR CONDITIONING, AND VENTILATION

- Ducted Heat Pump Mini-Split
- Conditioning Energy Recovery Ventilator (*CERV*) complete heat/AC air source heat pump
- Inline electric heater (for back-up heating)
- Heat pump water heater (electric, hybrid)
- Continuous monitoring of carbon dioxide, pollutants, and humidity
- Programmed continuous whole house heat recovery ventilation
- All mechanicals installed

ELECTRICAL

- 200 Amp entrance panel
- National Electric Code
- Light almond or white switches and outlets
- ENERGY STAR, LED light fixtures
- Exterior light and covered outlet at entrances
- Phone jack in kitchen, cable hookups in living room and master bedroom
- Secondary panel for solar and conduit to roof and below floor installed, ready for solar installation
- Optional solar array w/ integrated racking system (installed by Vermod or others)