

Town of Hinesburg
Development Review Board
November 1, 2011
Approved November 15, 2011

Members Present: Zoë Wainer, Greg Waples, Ted Bloomhardt, Kate Myhre, Dennis Place, Dick Jordan (arrived after Jolley/Mobil discussion).

Members Absent: Tom McGlenn

Also Present: Peter Erb (Zoning Administrator), Alex Weinhagen (Director of Planning & Zoning), Mary Seemann (Recording Secretary), Mike Bissonette, David Lyman, Marge Sharp, Sarah Murphy

Zoë Wainer chaired the evenings meeting. She started the meeting at 7:30PM.

Minutes from October 18, 2011

Zoë W moved to accept as written. **Kate M** seconded the motion. The motion PASSED 5-0.

Jolley/Mobil: Sign approval for property located in the Commercial District on/at the corner of Route 116 and Commerce Park. Tax Map #: 16-20-68.000

As the applicant was not heard from prior to the night's meeting, the Board discussed denying this application for Sign approval without prejudice in order to let the applicant reapply to the Board. **Zoë W** made the motion, **Greg W** seconded. The motion PASSED 5-0. **Dick J** had not yet arrived at the meeting.

Palmer Family Trust: 2-lot subdivision revision for property located in the agricultural district on/at Shelburne Falls Road. Tax Map #: 03-01-01.000

Mr. Palmer is asking the Board to let him divide his property; one lot with the old farm house and the other acreage for the farm. **Ted B** asked about the 1.3 acres shown on the map and **Mr. Palmer** said he would like to leave that parcel with the larger acreage. **Ted B** said he didn't see any reason why it couldn't be left with the larger parcel.

Zoë W asked if there were any questions from the Board or audience. **Ted B** asked if there would be any new development, and Mr. Palmer said no. **Greg W** said he had no issue with the sketch plan and made a motion to close the public hearing and direct staff to write order.

Dennis P seconded. The motion PASSED 6-0.

George Bedard: 8-lot subdivision Sketch Plan for property located in the RRII district on/at Texas Hill Road Tax Map#: 06-01-63.000

Zoë W gave a quick overview of this application stating the application will be expiring tomorrow. **George B** said he would like to have re-approval for what was approved last year saying there are no new issues or changes. **Zoë W** asked if there were any questions from the Board. **Ted B** said they beat this to death last time and it took more than one hearing to get to the final version. **Zoë W** asked if there were any questions or concerns from public.

Alex W said he received a letter after the last Board meeting from Charles Bush and Elizabeth Orvis which addressed the George Bedard application. Their letter stated their concerns about density. **Dick J** asked if **Alex W** had heard anything else from them and **Alex W** said he had informed the writers that this application was on the night's agenda but he did not hear back from them.

Zoë W moved to close the public hearing and re-approve the drafted decision language from last year. **Ted B** seconded the motion. **Alex W** said he would update the decision. The motion PASSED 5-1 with Greg Waples voting no.

Spencer/Kielman: Subdivision revision for property located in the Village District on/at 11093 VT RTE 116. Tax Map#: 12-01-70.000

Peter E was the spokesman for this application. **Peter E** said they are asking that the parcel they, Spencer/Kielman, bought from Dexter Lorange be moved back to their property making it one big parcel. There will be no new development.

Ted B asked to clarify in his mind that what is being proposed is to merge the two lots, which is a revision to the final plat. **Alex W** said if there is any modification to a plat it constitutes a subdivision and needs the Boards approval and a new survey plat would have to be filed.

The applicant said they plan on having one done. **Greg W** said he looked at the draft and it seemed to him making it one larger lot would be alright.

Zoë W asked if there were any questions or comments. With no other response she made a motion to close the public hearing and approve as written. **Ted B** seconded the motion. The motion PASSED 6-0.

Other Business:

Pearce/Seidenberg:

Greg W did not participate in this discussion. **Alex W** reminded the Board that they had closed the public hearing at the last meeting. **Zoë W** questioned the driveway location and it was discussed if it should be made mandatory now or let whoever buys the house move the house and place the driveway elsewhere. This led to a discussion on the safety of the driveway where it is now and where it might be moved to later.

Alex W said he wrote the draft with language stating the driveway had to be moved. **Kate M** asked if the 2 trees were to come down would it be better, and the Board members said no.

Ted B suggested leaving the conclusion but change the order to make it read something like, "... unless evidence is provided of the safety of the existing driveway, or improvements that make it safe." **Dick J** asked if the discussion about underground utilities was covered in the decision. **Alex W** indicated that it was. **Dennis P** said he didn't have concerns with the placement of the house on lot 2 being up by the road. **Ted B** said it sounded like the Board was working to approved as amended. **Dick J** seconded. The motion PASSED 6-0.

Green St. LLC Informal discussion

Mac R was back to discuss one issue, the sidewalk issue; he said to remove what is in place now and replace it with concrete would cost approximately five thousand dollars. He stated that in June he and Rob thought the board had agreed to asphalt, but after seeing the film and reading the minutes they realized they were in error.

He said it seems the board is concerned about separation of the sidewalk and road for safety reasons and he has looked into various ideas to accent the difference between the walk and road. The solution he is proposing now is to put in a curb of precast concrete, the kind used in parking lots, to stop cars from rolling. He said he looked into doing a granite curb, and found this will be a money issue. The other solution he offered were posts (granite) every 6-8 feet. He said as this is an informal discussion he wanted to see where the Board was. **Dick J** asked how these ideas would be married with the existing walk. **Mac R** said it bevels into the walk on Green St.

Zoë W said she doesn't love the idea of concrete dividers, as they look unfinished. **Mac R** said they gave up posts due to cost. **Zoë W** asked if the Board wants to stand by and let them come up with a solution. **Ted B** said he feels it is important to have the street and sidewalk separated. **Alex W** said the difference is if it is paved there would be no difference between the road and sidewalk.

There was a short discussion on curbs and snow plowing. **Zoë W** said it sounds like the majority of the board would be willing to revisit this topic. She encouraged Mac and Rob to make an application for another revision if they are interested an alternate solution not covered by the most recent decision.

Greg W made a motion to adjourn. The meeting closed @ 8:45pm

Respectively Submitted

Mary Seemann
Recording Secretary