

**Town of Hinesburg  
Planning Commission  
November 30, 2011**  
Approved December 14, 2011

**Members Present:** Jean Isham, Joe Iadanza, Carrie Fenn, Johanna White, Ray Mainer, Kyle Bostwick

**Members Absent:** Tim Clancy, Bob Linck, Tom Ayer

**Also Present:** Alex Weinhagen (Planning/Zoning Director)

Jean Isham chaired the meeting, which started at 7:30pm.

**Rural Area Zoning (cont'd from 11/9 meeting):**

Alex distributed zoning language from the Town of Shelburne related to their allowance and definition of "Integrated Agriculture" as a broader use to enable more diversified non-agricultural uses on farms (e.g., wine tastings, sale of related products not produced on the farm, etc.). The Commission discussed the strengths and weaknesses of this language. Particular note was made of a revenue criteria in Shelburne's regulation, which several commissioners felt would be problematic to enforce, and likely not necessary.

Alex indicated that he is still working on consolidating regulatory language based on discussions to date, and based on continued research. He hopes to have more material ready for review at the next meeting.

**Minutes from October 12, October 26, November 9, 2011 Meetings:**

Carrie MOVED to approve all of these meeting minutes as drafted. Joe I SECONDED the motion. The motion PASSED 6-0.

**Other Business:**

Alex indicated that Mary Seeman (Planning and Zoning Administrative Assistant and Recording Secretary) has resigned, and that the hiring process is ongoing for a replacement.

Carrie asked about the "Haystack Crossing" sign on the Bissonette property off of Route 116 that advertises lots for sale. Alex explained the 4-lot subdivision of this property that was recently approved, and that this sign is likely advertising for the new lots created.

Johanna W explained that she had a conversation recently with Doug Nedde from the Redstone development group regarding the Cheese Factory property, and the potential for senior housing on the property. Johanna W said that Redstone is planning to propose residential development on the property, hopefully in the spring/summer of 2012. She said that he hadn't been considering senior housing, but wasn't necessarily adverse to the idea; however, he was clear that he doesn't have experience doing senior housing projects, and that it might be more viable in another village location. Johanna W explained to Doug the benefits of senior housing

in this very central location. She plans to follow up with Doug about his interest in some amount of senior housing in his residential development plans for the Cheese Factory property.

The meeting adjourned at 8:15pm.

Respectively Submitted,  
Alex Weinhagen  
Director of Planning & Zoning