

Town of Hinesburg
Development Review Board
July 30, 2013
Approved 8/20/13

Members Present: Dennis Place, Andrea Bayer, Dick Jordan, Ted Bloomhardt, Sarah Murphy, Bill Moller.

Members Absent: Greg Waples, Zoe Wainer.

Also present: Peter Erb (Zoning Administrator) and Freeda Powers (Recording Secretary).
Representing Applications: Steve & Lisa Carlson, David Stephens.

Dennis P. chaired the meeting, which was called to order at 7:30pm.

Minutes from 7/16/13:

Ted B. **made a motion to approve as amended** the minutes from 7/16/13. Dick J. **seconded the motion**. The board voted **7-0**.

Carlson: (2-Lot Subdivision Final Plat)— The applicants are requesting final plat review for a 2-lot subdivision in order to place an existing house and an existing camp on separate lots. This property is located at 85 Upper Access Road in the Rural Residential 1 Zoning District.

The applicants said their desire is to simplify their landholdings and they described the layout of the lot and proposed subdivision. The applicants noted a 12' strip they have given to the Wheatley's along the southern line.

There were concerns raised via letters and emails submitted from neighbors Doug & Shelley Hanson and The Allen Family which mainly focused on the potential for increase in lake access, traffic and storm water runoff.

Ted B. asked about road maintenance in that area. The applicants said there is a Road Association (actually 2; one for year round residence and one for summer camps) and the responsibility for maintenance is shared by the landowners. The applicants said that in practice, these road associations work very well.

Ted B. asked the applicant about lake access which goes across the camp lot. The applicants said this was thoroughly discussed at previous DRB meetings, including 12/18/05 and said the minutes from that meeting reflect that deliberation. They said the ROW to access the lake would go with the heirs to their home. The intention is that it would be exclusive to them (or their heirs). The applicants reminded the board that they have no control over walk-in traffic to the lakefront.

Dennis P. asked about the planned replacement septic site for the existing house which appears to be on the camp lot. The applicants said they are working with the State to locate an adequate

replacement site on their lot. Ted B. asked about a replacement septic site for the camp lot. The applicant said that was done at the time of the creation of the Murphy lot.

Dennis P. asked if there were any public comments or questions on this application.

Jody Ciano, a resident and interested party, voiced her concerns about the potential for increase in traffic to the lake. The applicant responded saying they have a separate path from Jody's to access the lake and therefore they do not believe their plans will affect her lake access or enjoyment. Jody said her concern is also in the potential for the camp conversion in the future, saying she does not want to be on the hook to pay towards further road improvements if that should happen. She would like to see a condition that states with any improvements to the existing camp, the owner of the camp should pay the additional costs for road improvements. The applicants said they feel that should not come up in this application. They reiterated that at this time, there is no development proposed.

Peter E. said as it is now, Wheatley Road is not up to standards and he agrees that any new development should bear the cost of further road improvements. Ted B. agreed and said he understands the concern. He said he agrees that Jody has met her obligation to road improvements. He went on to say that he is inclined to close the public hearing on this application; he feels that Peter E. needs to add a condition to deal with the open liability for improvements to the road. He is not ready to accept it as is, but sees no fatal flaws in the application. Dennis P. agreed.

Sarah M. asked about permit requirements & limits on docks. The applicant said they have a single dock, noting there is an existing and deteriorating cement dock that has been there for many years and which may eventually get repaired. The applicants said they have no objection to the board adding language stating no additional docks. Peter E. clarified the regulations around docks, saying they are considered "temporary" if they can be brought in/out of the water whereas if the dock is set on piers it should be permitted.

The applicant is currently working with the state to comply with all septic related concerns.

Ted B. made a **motion to continue the application to 8/20/13**. Dennis P. **seconded the motion**. The board voted **6-0**.

Stephens: (Sign Review) – The applicant is requesting sign review for the installation of an entry sign for the Stephens Family Dentistry practice. This property is located at 82 Ballards Corner Road in the Commercial Zoning District.

The applicant described the proposed sign which will be wooden or PVC, approximately 16 sq. ft., free-standing, one-sided with no lighting. Final color choice is undecided; lettering to be gold in color. Dick J. asked about proposed plantings beneath the sign. The applicant said he may put some plants there, but there will be no "housing" for them.

Ted B. made a **motion to approve the application as submitted**. Sarah M. **seconded the motion**. All in favor, the board voted **6-0**.

Other Business: None.

Ted B. made a **motion to go into deliberative session to further discuss the Carlson application.** Dick J. **seconded the motion.** The board went into deliberative session at 8:32pm. The meeting officially adjourned at 9:30pm.

Respectfully Submitted,
Freedra Powers – Recording Secretary