

**Town of Hinesburg**  
**Planning Commission**  
**February 28th, 2013**  
*Approved 3/13/13*

**Members Present:** Joe Iadanza, Grace Ciffo, Johanna White, Ray Mainer, Bob Linck, Jean Isham, Kyle Bostwick, Tim Clancy.

**Members Absent:** Maggie G.

**Also Present:** Alex Weinhagen (Director of Planning & Zoning), Freeda Powers (Recording Secretary) Meg Handler (Lake Iroquois Association & Conservation Commission).

*Public Included:* Ernie Rossi, Peter & Marian Mumford, Nancy Baker, Jackie Washburn.

Joe Iadanza chaired the meeting, which was called to order at 7:34 p.m.

**Shoreline Zoning District:**

The board looked at a series of maps of the Shoreline District to further discuss the characteristics of the area. The maps showed that the area (especially to the east) is largely forested. The Watershed maps showed the watershed occupies four towns (Williston, Hinesburg, St. George & Richmond) and showed sub-watersheds which drain into the lakes and the streams that drain into the lakes. Maps showing Residential Development demonstrated that most homes around Lake Iroquois are located in Hinesburg and showed a lot of development around Lake Sunset.

Bob L. asked how many homes around the lake are year-round vs. camps. Alex W. said he does not have an exact number, but said that is something he'd like to get together with the Listers to get good current data. He said most of the camps on the east side of Lake Iroquois are seasonal. Meg H. said she believes there are about 100 dwellings and roughly 20 of those are full time residential. Nancy Baker spoke from the audience saying most of the camps around Sunset Lake have been converted and are now year round residences.

Bob L. asked about septic data. Alex W. said there is no such data available, as no local permits are required for septic, that is left to the state. Alex W. also mentioned that back in 2004, the state unified the regulations, saying essentially that if a septic system was not failing then it was deemed "good."

Hydrology Maps showed the impact of the 75' Stream Buffer Zone (setback) and also showed significant Class II Wetlands in the area between the lakes (South of Pond Brook Rd). Bob L. asked about structures within the setback area, are they grandfathered in? Alex W. said yes. Topography maps showed steep terrain in the east side of Lake Iroquois and substantial slopes on the west side of Sunset Lake. Wildlife Habitat maps showed Rare/Threatened/Endangered aquatic species located in/around the lakes.

Roads/Driveway maps showed build-out at Sunset Lane (East & West). Nancy B said on those two roads alone there are approximately 35 year round residents. Alex W. noted that the DRB often requires road associations to be formed but not all of these smaller roads have one. The maps showed a denser development pattern around Sunset Lake due in part to the SSL Mobile Home Park (consisting of 54 residences) and the Sunset Lake Road

Association as mentioned by Nancy B. It was noted that sediment and sewage become a serious concern here. It was noted smaller lots were found around Lake Iroquois (i.e., as seen on Shadow Lane), with substantially larger lots around Sunset Lake. Nancy B. noted that of those lots around Sunset Lake, many are too small to develop or subdivide due to those setbacks and septic requirements by the state. She suggested the Town Plan should more adequately address both lakes as they are an important local resource. Alex W. said that is a good point, and said if the board sees fit, they can propose a modification to the Town Plan with regard to this district. Joe I. agreed, saying he sees the two main issues as septic concerns and small lot size.

Tim C. said the broader watershed appears to have less development. Joe I. clarified with Tim, asking if he is suggesting moving the boundary of the Shoreline District to include some or all of that watershed? Tim C. said yes, as a possibility. Alex W. said the board could implement something across the watershed as well, as most of the parcels in that area have a direct impact on the lakes. He suggested an overlay district. Grace C. asked if there are other overlay districts? Alex W. said yes, the Flood Hazard is a good example. He said they are quite common. He added that very little future development through subdivision should be expected, but that camp conversions, expansions and additions are.

Meg H. explained how putting the burden on individual towns has *not* been successful, and our poor water quality levels are a result. She said there is room for progress, and said it comes with education, encouragement and reach-out to individual land owners. Nancy B. said you can't force people to do what is right, but if you can connect it to their pocket-book, they will be inclined to do more; if the lake quality goes down, those property values may go down as well. Meg H. agreed, saying property values tend to increase with buffer zones. Alex W. suggested the board consider tax time as an opportunity to educate those living in the watershed or lakeshore district; mailing a small message with tax bills. Bob L. suggested a town fund which could be used towards repairing or updating one septic system per year or something to that effect.

Meg H. said in her experience, storm water is a much larger concern for water quality than septic issues are. Run off contributes to blue-green algae blooms, lack of water clarity and erosion. She also noted that development that is not directly *on* the shoreline (i.e., the Mount Prichard area) also contributes a great deal to poor water quality when it comes to storm runoff. She said this is often the result of unintended consequences of individual development but there *are* opportunities to mitigate this impact (silt fences, etc.). Again, create awareness and give incentives to curb this impact.

Meg H. explained how even camp conversions can have a large impact; consider for a moment the increased vehicle trips on a small road, the increase in septic use, and other increases on infrastructure which go on with no oversight.

Grace C. asked if there have been notable results through education on this topic. Meg H. said yes, a grant helped create a large basin & rain garden to treat one of the dirtiest tributaries in Vermont. The project came in *under* budget at around 6K. These are manageable projects. Meg H. also noted Lake Carmi which is a great success story.

Tim C. said he sees the watershed as the "bigger picture" and feels that would be a good place to begin with surveying people. He said it is important not only to consider current construction, but also consider the long-term; 50 years out, what

deconstruction/rebuilding might be taking place? He asked the board to consider how they want that district to *feel*.

Johanna W. said she takes umbrage with the idea that “we have no control it’s at the state level.” Meg H. explained that the state does leave it to individual towns, but what has ended up happening is that the towns fail to step up and do anything.

Alex W. said when it comes to Storm Water Treatment, we want to see a town that is doing it well and talk to other professionals who can help further this discussion.

**Minutes from January 23rd, 2013 meeting:** Joe I. made a **MOTION** to **defer minutes to next meeting**. Bob L. **seconded the motion**. **All in favor**.

**Other Business & Announcements:** Ray M. announced that he will be running (as a write in) for the school board and said if he gets the position, it will affect his ability to remain on the Planning Commission.

Joe I. made a **Motion to adjourn**. Ray M. **Seconded the motion**. **All in favor**, the meeting adjourned at 10:06 p.m.

Respectfully Submitted,  
Freedra Powers--Recording Secretary