

Town of Hinesburg
Planning Commission
September 25th, 2013
Approved 10/9/2013

Members Present: Aaron Kimball, Tim Clancy, Maggie Gordon, Johanna White, Joe Iadanza, Kyle Bostwick, Bob Linck. Jean Isham arrived at 7:39pm.

Members Absent: Grace Ciffo.

Also present: Alex Weinhagen (Director of Planning & Zoning), Freeda Powers (Recording Secretary).

Public Present: None.

Joe I. chaired the meeting, which was called to order at 7:33pm.

There were no public comments for non-agenda items.

Work plan and budget for fiscal year 2014-2015:

The Board discussed their work plan and budget for the upcoming fiscal year. Grace C. said she would like to see education/outreach as part of the work plan and budget. Alex W. agreed that education and outreach are a good direction to go, adding that some projects in that regard do not have to cost money (i.e., social media platforms, public meetings, emails, etc.).

Aaron K. cautioned that the Board should not have too much on its plate at once, and asked what the average work load is for a given fiscal year for the board to tackle. Joe I. said typically having 2 issues or topics to deal with keeps them busy and seems like a productive level.

Maggie G. said she would like to see the Town Plan be one of the items they discuss. Joe I. agreed, saying the Planning Commission needs to get its work on that to the Select Board by 2015, and therefore should be discussed no later than June, 2014. He added that in 2011, the Town Plan was heavily influenced by statistical data, and suggested this update should reflect the work of more intensive community outreach & feedback. Rural areas need to be addressed. He suggested the board may hold additional meetings and forums (held on meeting nights) and that a moderator or facilitator would likely be helpful. Alex W. said that in 2005, the Planning Commission decided to split up the work and each board member took a specific chapter from the Town Plan, worked on it, and presented their work/findings to the rest of the board. Consultants then created a cohesive document out of those portions. He said we may not be able to get the grant money for that this year, but the Select Board may approve the funds to do this if the Planning Commission requests.

Maggie G. asked about the progress of their work on RR1 and asked about its impact on their potential ability to move forward onto other issues or districts. Alex W. said that is a good point; the RR1 discussion may very well go into the next FY.

Joe I., Kyle B., and Tim C. were in agreement that the proposed work load as provided by staff is enough to handle, with the caveat that they may not even get to all of these issues depending on, among other factors, the outcome of their previous work around Ag & RR2. Joe I. said if the commission gets their work on those two districts sent back to them it won't do any good to move forward on either RR1 or the Shoreline District. The board was in agreement to keep the following items on the FY 2014 work plan: 1. Town Plan revision (goal to deliver to SB by May 2015) 2. Regulation housekeeping revisions – from P&Z dept. & DRB list 3. Technical revisions to village zoning and rural zoning as necessary 4. Official Map revisions.

Aaron K. asked if there is more access, such as classes, seminars, or other tools that the commissioners can use as a collective board to get their work done. Alex W. said yes, there are but he finds that having professionals or people from the agencies within the state that influence their discussions (ANR, Engineers, etc.) come in to have open discussions with the board is a more productive and efficient way to gain knowledge and get answers. Joe I. said using Survey Monkey to gather feedback is another tool the board has used in the past to get discussions going in regards to specific areas of concern. Alex W. agreed, saying the board should continue to use that service and as Tim C. has said, continue to apply the results to their discussions as a board.

Joe I. said in regards to work on Storm Water Control, the board should think towards long-term goals and grant matching opportunities. Alex W. reminded the board that implementation is not typically part of the Planning & Zoning budget, but rather falls under Facilities. Aaron K. inquired who writes the grant applications for local projects. Alex W. said it is a mix of staff and volunteers from the community and board members from various local boards. He added that in his view, Hinesburg has the potential for great leverage to get more grant money but that we don't have the time or the staff to go after them.

Discussions continued around what the potential impact will be if the work on RR districts comes back. Joe I. said he hears the overall paraphrase being that people feel we don't have a problem that we're trying to fix something that isn't broken. Maggie G. said as a board, we were trying to offer some predictability, but it seems that folks like their flexibility before the DRB.

Tim C. said in his view, if the work on RR comes back to them with bigger concerns, then the board should essentially tear up the Town Plan and start over with a different approach. The VGA is developing quickly, and is outpacing the RR zoning. He feels these were intended to be complimentary but that is not what is taking place. Alex W. clarified that from the view of the Select Board, they saw the VGA development was the right thing to do for the area and were not concerned with the RR work as a "trade". Joe I. said the last couple of years' worth of work has been true to the Town Plan, so if that work gets rejected, the Town Plan is not right. Tim C. agreed. Joe I. went on to say that he felt it was understood that an increase in development within the VGA would also result in increased pressures on the rural areas.

The Board agreed that it is appropriate for them to try to get the facts out as the vote on their RR2 work goes to vote in November. Johanna W. suggested getting something fact-based out in the local

paper, either the Citizen or The Record. Jean I. inquired on the cost of doing a town-wide mailing. (Alex W. said for a 1sheet flyer it would run about \$300-\$350).

The Board had some discussion around the work they did in the RR2 proposal. Alex W. said it was a big and complex proposal, of which, the Select Board liked 2/3. He said in his view, that indicates that the Planning Commission didn't get it so wrong, mainly the development density portion. Joe I. said he feels if they as a board got 1/3 of the work wrong, then they got the work wrong; the other 2/3 are not right. Bob L. agreed.

In regards to a plan for outreach and education, Alex W. suggested the board members each construct a message for posting on Front Porch Forum with their support backed by the facts of their proposal on RR2. Bob L. said he would prefer to see the board stating its position together as a whole; secondary messages as individuals would be fine. Maggie G. offered to compose the board message.

Minutes of the August 28 and September 11, 2013 Meetings:

Jean I. made a **motion to approve the 8/28 meeting minutes**. Aaron K. **seconded the motion**. The board voted **8-0**. Bob L. made a **motion to approve the 9/11 meeting minutes** as amended. Aaron K. **seconded the motion**. The board voted **8-0**.

Other Business:

Alex W. said the ANR (Agency of Natural Resources) meeting that was scheduled to take place on Monday re: Hannaford's, has been postponed to the 14th.

Aaron K. asked if there were any new applications for the Planning Commission. Alex W. said he is unsure at this time.

Joe I. made a **motion to adjourn**. Bob L. **seconded the motion**. The board voted **8-0**. The meeting ended at 9:12pm.

Respectfully Submitted,
Freedra Powers--Recording Secretary