

Town of Hinesburg
Planning Commission
November 13th, 2013
Approved 11/27

Members Present: Grace Ciffo, Maggie Gordon, Joe Iadanza, Kyle Bostwick, Bob Linck. Jean Isham, Johanna White, Aaron Kimball.

Members Absent: Tim Clancy.

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

Public Present: Bill Marks.

Joe I. started the meeting by making a **motion to request that Jean Isham be the acting Chair for the November 13, 2013 meeting in recognition of her many years of public service on the Planning Commission as both the former Chair of the Commission and her countless hours of dedicated community involvement in Hinesburg.** Aaron K. **seconded the motion.** All in favor, the Board voted 8-0. Jean I. called the meeting to order at 7:36pm.

Public Comments for Non-Agenda Items: Bill M. spoke from the audience, thanking the Commissioners on behalf of the Conservation Commission for their work on the Rural Residential Zoning proposal. He went on to thank Joe I. for his leadership in presenting the case in a calm, deliberate and non-combative way.

Jean I. said she was surprised to see how much people were paying attention to the work being proposed and the dialogue going on around it. Aaron K. noted that there was a larger turn out at the vote than there had been in the spring regarding the Police Station Bond. Joe I. agreed there was good community involvement, but added that there are things we as the Planning Commission can learn. He suggested a stronger effort to “pull people in” to the discussions as they are formulating. Alex W. agreed, adding that we can always do better in the way of meeting with large landowners, having “living room meetings” etc.

Rural Zoning – plans for DRB training on 12/3:

Alex W. explained to the Board that he is planning to do a training on the newly adopted rural zoning for the DRB and the Zoning Administrator at the 12/3 DRB meeting. At this point, he said he is not sure if he will try to go over all the regulation changes, or do it in bite size pieces over a few meetings – perhaps one objective per meeting. PC members are of course welcome to attend. He will have approximately 45min-1hr at that meeting.

Kyle B. suggested Alex W. include some discussion which would help to explain and clarify the difference between the Minimum Lot Size and Density formula. The Board agreed it would be helpful to use an example of a local land lot, perhaps the Geprag property, when discussing the new regulations and the intended potential for land.

Minutes of the October 9 and October 23, 2013 Meetings:

Bob L. made a **motion to approve the minutes of 10/9/13 as amended**. Grace C. **seconded the motion**. Aaron K. abstained from the vote as he was not present at the 10/9 meeting. The board voted **7-0**.

Johanna W. made a **motion to approve the minutes of 10/23/13 as written**. Joe I. **seconded the motion**. The board voted **8-0**.

Other Business:

Town of Huntington – 12/5 public hearing on substantive Town Plan revisions.

VT Gas wetland permit letter – Addison Natural Gas Project. Jean I. said there will likely be some impact to Hinesburg Wetland areas as a result of this project. Alex W. said likely permanent impacts will be to buffer zones and minimal impact to actual wetland areas as the drilling is localized to go under the wetlands. Impacts to wetland areas is anticipated to be temporary and restored after the process is completed. Alex W. agreed to create a drop-box with pertinent info on this issue and email Board members with the link.

Jean I. mentioned that she has been continuing her research into dams and assured the Board that she would get the results of that to them shortly.

Joe I. reminded the Board that he will be presenting the Selectboard with input to the yearly Town Report and updating them with a brief overview of the workings of the Planning Commission. This will take place at the December 16th Selectboard meeting.

The Board discussed the December schedule. Joe I. made a **motion to cancel the December 25th meeting**. Kyle B. **seconded the motion**. The Board voted **8-0**.

Johanna W. and Maggie G. were both very interested in attending the Mountain Top Meeting on the 17th.

Alex W. thanked Jean I. for her 20+ years of service on the Planning Commission, several of which she spent as the Chairperson. Her time, energy, input, leadership, experience and knowledge has been greatly appreciated and instrumental in the work of the Planning Commission.

Jean I. made a **motion to adjourn**. Johanna W. **seconded the motion**. The board voted **8-0**. The meeting ended at 8:33pm.

Respectfully Submitted,
Freedra Powers--Recording Secretary