



## Select Board

Town Of Hinesburg

10632 Route 116 Hinesburg VT 05461

802.482.2281 | hinesburg.org

---

### Meeting Minutes - July 29, 2013

- Minutes Approved 8/19/13 -

**Attending The Meeting:** Jon Trefry, Tom Ayer, Mike Bissonette, Andrea Morgante, Phil Pouech, Joe Colangelo and the attached list.

Meeting called to order at 7:00 p.m.

Jon opened the Public Hearing for the Town of Hinesburg application on behalf of Champlain Housing Trust (CHT) to the Vermont Community Development Program (VCDP) for \$550,000 Community Development Block Grant.

Joe noted this is a vote to submit the application to VCDP. The project will still need to take all the appropriate steps with the DBR as would any other proposed building project.

Matt Moore, of Housing Vermont, reviewed the proposed building units.

Amy Demetrowitz, of Champlain Housing Trust, said they are partnering with Housing Vermont and CHT will be the managing company. The buildings will include rental units for 1, 2 and three bedrooms and rents will include heat/hot water/water and garbage removal. Rents are in the range of \$750 to \$930 for one bedroom; \$785 to \$1120 for 2 bedrooms; and \$900 to \$1100 for a 3 bedroom unit.

Matt said at the last meeting the Board asked about the flood plain. He noted construction will not be in the flood way but they do have several buildings in the flood plain and will bring in fill to raise those up from the flood plain.

Answering the question regarding property taxes, Matt said the project will be valued at 1.35 to 1.5 million estimated to pay \$25,000 to \$28,000 a year in taxes which is in line with similar buildings in Hinesburg.

Amy addressed repayment of the loan. She advised the money comes to the Town who in turn loans the money to the project at 0% interest for 30 years. At year 30 it is anticipated CHT would ask for the loan to be rolled over for another 30 years.

Matt addressed the question the Board had regarding the impact on the schools by stating research shows with the 21 units proposed it is expected there will be 3.2 additional students.

Mike B asked if the Affordable Housing Committee has looked into tenant scenarios and any related problems. They advised they have not.

Amy said looking at information on Maple Tree Place in Williston as well as such housing in Shelburne, So Burlington and Colchester they have found that call volumes were in line and in some cases lower than the overall town.

Marge Sharp asked how the proposed rents compared with trailer rentals. Amy said the park rental for the land is \$300 a month and most of those homes are owned so have no unit rental figures.

A member of the audience noted the inefficiency of mobile homes. He also stated the critical piece of good management is the ability to reach someone quickly to take care of any problems and CHT has a good track record with managing properties.

Andrea asked about long-term maintenance. Amy said \$50 per unit per month is put into capital reserve for future maintenance needs.

Frank Koss asked if the lease is made public so the Town would know what the expected responsibilities are. Amy said a sample lease could be shared.

Phil asked Amy to look at the average number of students in other CHT properties in Chittenden County to get a better number regarding school impact. He also asked what the average length of a lease is.

Amy said the average is 5 years.

Marge Sharp asked when there are maintenance needs does CHT use a local business. Amy said for something simple like a leaky toilet the CHT maintenance staff would fix it. Marge followed up by asking if it is something beyond simple maintenance is it policy to hire local. Amy said it is not policy and there are several requirements such as proof of insurance and such that need to be met.

Mike B asked about the change in the request for the amount of funding. Amy said it was simply due to funding sources being changed.

Jon said in reviewing the application he noted it stated the Town would be taking over the road. He noted the Select Board has never discussed that issue.

Asked if flood insurance is required Matt pointed out the plan to bring in fill to build on to raise the building out of the flood plain.

Andrea asked if the number of units needs to be reduced due to flood plain problems is the project still viable. Matt said losing a few units would pose a problem.

Andrea asked about common land and open public space. Matt said this is not a PUD but there is a small open space area.

Tom said he still has concerns about the project related to tax dollars. He noted for example the value of the units at Lyman Meadows are doubled what they are showing for value of units on this project and also feels the school impact is not accurate.

Dan Jacobs stated he believes the Select Board should not support applying for the grant as he feels the burden to the Town outweighs any benefits to Hinesburg.

Chuck Reiss said he would like to see renewable energy incorporated.

Jon said this along with other affordable housing in Town serves a purpose.

Jon closed the Public Hearing.

Phil moved the Board vote to move to authorize the Town of Hinesburg to Submit an Application to the Vermont Community Development Program for a \$550,000 Community Development Block Grant on behalf of the Champlain Housing Trust and Housing Vermont. Second by Andrea.

Mike B asked about required permits. Amy said funds will not be released till all permits are in place.

Motion voted and approved with Tom opposed.

### **CBC Policy & Procedure Update Discussion**

The Board agreed to change the wording from argue to identify the need in section (g) under application and interview process.

Will review amended policy at the next meeting.

### **Shooting Ordinance**

In reviewing the proposed ordinance, the Board was reminded that the purpose of this is to give the Police Department the authority to take action on recreational shooting that has been a problem at the parking area.

In debating expanding the ordinance to cover all the LaPlatte Headwaters Forest it was questioned where would an individual go for recreational shooting purposes. Do we want everyone shooting in their own backyards? It was agreed that the ordinance would not address the LaPlatte Headwaters Forest.

Tom moved the Board Set September 16, 2013 as the Public Hearing Date for the Consideration of a Town of Hinesburg Shooting Ordinance and to Submit the Draft presented to the Select Board on July

29, 2013 and including minor edits recommended by VLCT Attorney Jim Barlow as the Recommended Ordinance for the Public Hearing and Adoption. Second by Mike B and approved.

### **Rural Area Zoning Ordinance**

Jon discussed the portion addressing Wildlife Habitat and he feels the document serves the desired purpose.

Andrea noted she is nervous about the Town providing the resource maps as stated in the ordinance as they are not always as detailed as they need be.

After further discussion on objective #3 and the Town Plan itself there was no action taken beyond the Public Hearing that will be held on August 19<sup>th</sup>.

### **Contracts & Agreements**

**Police Department Copier Lease** – Mike B moved the Board vote to authorize the Chief of Police to sign a Lease Agreement for a color enabled Kyocera TA-2050ci for the Hinesburg Community Police Department. Second by Phil and approved.

**Wastewater Allocation Request** – Tom moved the Board vote to authorize the Town Administrator to sign the Wastewater Allocation Request for 420 gpd for the Caron 3-Lot Subdivision & PUD at 274 Richmond Road with Conditions as Stipulated by the Director of Buildings & Facilities. Second by Phil and approved.

### **Town Administrators Report**

**Public Safety Facility** – DRB Approval in SB packet.

**116 Corridor Study** – The consultant (Lucy Gibson of Dubois & King) and the CCRPC staff are hard at work evaluating the existing conditions. The next meeting of the project steering committee is August 15 at 6 p.m. The consultants will summarize their findings on the existing conditions and corridor issues. This meeting is a prelude to a planned community forum to review/discuss the corridor issues tentatively planned for September.

**Engineering Work** – There is a report from Mike Weisel in the SB Packet. Mike was commissioned to study some long-term solutions for Magee Hill Road.

**Visualization Study** – The final 3D Visualization Study is available online. Alex will be engaged in more community outreach regarding the final product shortly. See: <http://hinesburg.org/planning/village-visualization-project/>

**Water/Wastewater Operator** – We have decided to (re)advertise for this position. See updated job announcement in the packet (at the change of the fiscal year the wage rate increased for the position). Goal is to have a new employee around Labor Day. Along with posting on various online platforms we placed an announcement in Seven Days.

**Hannaford Act 250 Materials** – Final materials submitted to Act 250 on behalf of the Select Board will be included with your packet materials.

Andrea expressed her disappointment in the letter from RSG and is especially concerned about the statement that if trucks can't turn onto Commerce Street they can turn onto Mechanicsville Road. She hopes Alex will follow up at the ACT 250 hearing about trucks turning onto Mechanicsville Road.

**Sale of Town Land** – Kyle Bostwick approached Joe about purchasing a parcel of land owned by the Town behind his house in Creekside.

Andrea said she is opposed but open to listening. Her concern is the land is identified as wetland and feels the Town can be the best steward of it.

Overall the Board is open to listening and will add to a future agenda.

**Village Steering Committee** – VSC members did a workday on Sunday, July 21 at Memorial Park. While the labor was volunteer, there were some material costs. The total cost of the work came to: \$797.89. A bit more gravel and some top soil is still needed; also, the Committee is working to determine which trees would be best to plant this fall (outside the State ROW).

### **Select Board Items**

Andrea noted she feels there are deficiencies in the rec path that should be addressed and would like to talk about the contract in executive session.

Phil said he has a concern if when the paving of Route 116 is completed the issues raised by the Board will have been taken care of.

### **Minutes**

Mike B moved the Board vote to approve the minutes of July 15 as amended. Second by Andrea and approved.

Andrea moved the Board vote to approve the minutes of July 8 as amended. Second by Phil and approved.

Andrea moved the Board vote to approve the minutes of July 1 as submitted. Second by Jon and approved.

**Warrants**

Jon moved the Board vote to approve the warrants, including payroll, as submitted by the Town Treasurer. Second by Mike B and approved.

Andrea moved the Board go into executive session to discuss contractual agreements regarding to the property owners about the rec path. Second by Phil and approved.

Andrea moved the Board come out of executive session and adjourn, second by Phil and approved.

Respectfully submitted,  
Valerie Spadaccini, secretary

# Hinesburg Public Meeting Sign In Sheet

1 FRANK ROSS

2 MATT MOORE - HV

3 Amy Demetrowitz - CHT

4 Gray Sharp

5 Gill Coats

6 Dan Jacobs

7 PAUL WERNHOFF

8 Anthony Pellett

9 Roy Stewart

10 Jean Isham

11 Carl Bohlen

12 Lynn Mutschman

13 Mike Potvin

14 Johanna White

15 Joe Tabor

16 Connie Kendall

17 DJ Westley

18 \_\_\_\_\_

19 \_\_\_\_\_

20 \_\_\_\_\_

21 \_\_\_\_\_

22 \_\_\_\_\_

23 \_\_\_\_\_

24 \_\_\_\_\_

25 \_\_\_\_\_

26 \_\_\_\_\_

27 \_\_\_\_\_

28 \_\_\_\_\_

29 \_\_\_\_\_

30 \_\_\_\_\_

July 29, 2013