



Village Steering Committee

Town Of Hinesburg

10632 Route 116 Hinesburg VT 05461

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Meeting Minutes January 28, 2013

Present: Michael Buscher, George Dameron, Jeff French, Catherine Goldsmith, Rolf Kielman, Aaron Kimball, Jane Starkweather, Dona Walker

Started meeting at 7:00 p.m. Town Hall

Mike reviewed the finalized rendering of the Village Visualization Project that the VSC is planning to present in a public forum on February 11, 2013.

Mike met with NRG and discussed the future growth plans for that site and discussed some of the topics of the Visualization plan to NRG.

Discussed the current zoning regulations of building heights can only be 35 feet. But they can get incentives up to 45 ft. That would be about 4 stories with a flat roof, 3 with a pitched roof.

Maximum footprint size is 20,000 square feet. The plan did have a rendering of a building that size.

Mike noted that the Town doesn't have parking regulations and it is really up to the developer's discretion as to what amount they need. Suggest we discuss getting some discussion topic around Parking with development in the zoning regulations.

Discussed how to plan roads that don't just send traffic directly to Route 116 in an effort to avoid traffic congestion. Discussed who pays for these types of roads that don't attach directly to 116. We believe the Developer would; but in uncertainty the town should be specific in regulations.

Discussed topics to be covered and possibly come up in public forum. Felt regardless the point is to start the conversation with the public to determine the Town's future. Be proactive to growth and development rather than reactive. Everyone likes the design that Mike put forth, good mix of architectural styles and building sizes.

Density mix in the plan is high (but less than other towns), to show what the higher level mix would look like. Town's usually use higher density mix to encourage development.

Discussed if the plan was accurately reflecting the town of Hinesburg's trending toward Commercial development or more 'Mom and Pop' size stores. This plan shows a possible mix of both. With Kinney and Hannaford we do have a commercial trend emerging.

Rolf gave an example of Burlington VT and how they planned the layout and design and let Developers fill the space in. They produced plans for the bike path and other public infrastructure to ensure that was in the plan, then development occurred around it. Another example is Savannah GA.

Again, comment on how the Town must become proactive on development planning rather than reactive otherwise the developers will push their cost needs over town wants.

Rolf moves to approve the plan, Aaron seconded. Village Steering Committee agreed to move with plan for public hearing on February 11. Alex will post notices on Front Porch Forum.

Other Business

Jeff to finalize draft of VSC findings on the new Public Safety Plan and send to VSCS members for feedback.

Dona gave an update on the Memorial Park plan. Appears the state has denied our request for larger coverage tree on their right of way. Requested we used shorter shrubs. They also denied the building of a stonewall on the right of way. We will continue to review plan in light of this new information.

Next Meeting is February 11, 2013. 7pm in Town Hall

Respectfully Submitted,
Jeff French
Recording Secretary