



Village Steering Committee

Town Of Hinesburg

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Meeting Minutes - February 11, 2013 Village Visualization Public Presentation 7:00 PM Hinesburg Town Hall

Alex Weinhagen – Introductory Comments

Discussed how VSC spent time speaking with local landowners, developers and business owners to discuss future growth in the Village core. The study was paid for via a Vermont State grant for which the Town of Hinesburg applied for and was selected. Alex showed a slide map and reviewed the size and location of the village growth area. Outcome to be pro-active and ensure zoning regulations are accurate and specific enough.

Although Mike Buscher 's firm was hired as consultant, there was a separation to ensure no conflict.

Series of stakeholder meeting with landowners, developers and interest groups like Hinesburg village vision and responsible growth Hinesburg, affordable housing committee. Before the plan was developed we did reach out to all parties to review their master plans to incorporate into the design.

We also leveraged current zoning regulations. We want to review what has happened and what could happen to start the conversation about what we all want our town to become. We will post everything up on the Town of Hinesburg website. We will also have a survey for additional community feedback. Then we keep discussing our zoning and planning regulations and developers can see the plan

Rolf Kielman – Opening Comments

The Village Steering Committee has been working with T.J Boyle and Associates, the Hinesburg Planning Staff and interested landowners and stakeholders on visualizing the form of growth that may take place over the next 50 years in the recently expanded portions of the Village District.

A lot of contention with recent projects, Hannaford, Kinney, allows us as a town to think pro-actively about a plan. Allows us to show developers and other what we define as 'good' and allow them to act accordingly.

Specifically we have focused on the portion of the new Village that is referred to as the Northwest Village District.

From the zoning regulations developed for that district, from the town plan and from stakeholder comments we have developed a series of initial principals and circumstances that may help guide growth in this district. Those are as follows with the capitalized sections perhaps being the highlighted text: (Slide presentation)

1. The Town of Hinesburg should DEVELOP A LONG TERM VISION for the development of this portion of the village. This vision should enable growth for the next 50 years. Being proactive and embrace the planning process that works for everyone in town.
2. This clear vision will support the activities of good land development and EASE THE REGULATORY PROCESS that is seen as arduous in our community.
3. Future growth in this district should ADDRESS QUALITY OF LIFE issues such as pedestrian movement, recreation and traffic mitigation as well as facilitates good quality and diverse development that includes places to live, work, shop and play.
4. Consideration should be given to GRADING DENSITY ACROSS THE SITE from the east along Route 116 to the west adjacent to open meadows and natural areas. For example the higher density, mixed use functions might best be located along the Shelburne Falls Road and near Route 116 whereas single family housing and recreational opportunities might best be situated farther to the west.
5. We also felt that attention should focus on the CONDITIONS ALONG ROUTE 116 and how new development might effectively "interact" with the Main Street of our town. We will present possible solutions that we have envisioned for this condition.
6. Future development should also be encouraged to work with NATURAL AREAS on the site such as the rec fields to the west and the small water courses that traverse the site.
7. Future development should also be structured to REASONABLY MAXIMIZE ALLOWABLE DENSITIES SO AS TO ENABLE ECONOMICALLY SUCCESSFUL DEVELOPMENT. The continued growth of a compact village will encourage both better development and opportunities for sharing public transportation, pedestrian movement and town infrastructure services.
8. The VSC also came to see the advantages of a more COMPREHENSIVELY DESIGNED APPROACH to the district. A kind of master plan created by the owner/developer would be a tremendous benefit to creating a clear plan that eases the burden of the regulatory process and also demonstrates the economic advantages of a planned development versus a development that is planned piece meal.
9. The basis for this visualization study also depends on the variety of uses within this new Village district. A VARIETY OF MIXED USES AND HOUSING TYPES is seen as an advantage in the long term growth of our village.
10. Lastly, and perhaps the main reason for Hinesburg having received this planning grant the VSC feels that being able to visualize and model how our town will grow is an effective and PRO-ACTIVE PLANNING STRATEGY that has been utilized now and historically to plan and shape some of our wonderful towns and cities. Look at the street layout of Burlington and Montpelier or further away,

Savannah and Washington. Some of our best towns, villages and cities were actively planned and laid out and we should consider such a strategy for the growth of our community.

Mike Buscher – Presentation 7:25 p.m.

Reviewed current town aerial image to show the concentrated area for the visualization.

Went through the zoning regulations and density bonuses. Bonuses mean you have a base density (i.e. allowed to build 5 units). Discussed how our current regulations determine density, building heights and parking. Commercial get bonuses based on additional factors (for example if you build smaller homes or green space or green energy) you get a bonus that allow s you to get more bonuses.

We evaluated based on maximum density using the bonus numbers as they would give the community as much 'added bonus' items. i.e. parks.

Reviewed the current zoning districts and collected as much data as we could on what development is going on and planned to get an idea of where the town is headed in real development terms.

Reviewed official map and setbacks in regulations today. For example parts of Route 116 will require 70-foot setback. Heard feedback that community is concerned about topography and hillside development and what was feasible or infeasible to build on.

Reviewed other developments in other nearby towns. Essex, Burlington, Colchester town center. Noted that parking is vital to commercial development and how to use that. The setbacks elsewhere we not very inviting. How to incorporate that with mixed use. Chester Village green was popular, and liked the aspect of residential with commercial.

Came back and laid out the areas with where residential, mixed use and the town green setback for Route 116. Show a step back away from Route 116. Green strip, commercial, mix use/multi-family into single family.

We focused on NW area as that seems to be where development is started. Reviewed max density numbers based on step backs and designed the maximum density in that space. Showed the 3D visual and went through the setback from Route 116. Focus was on pedestrian use, green space and walking trails and connects throughout. So you have walkability throughout.

Reviewed the 20,000 sq. foot commercial building that is broken up with rooflines to show different types using mixed use and full commercial. Showing the parking as a street view rather than seeming to be large parking lot.

Moved into next multi-family residential. Showed the height bonus of up to 45 feet (3 stories with pitched roof). Suggest using underground parking for this multi-story, multiuse family area. Showed tight dense of townhomes.

Third step back is residential showing densities like Creekside, 1/6th acre. Multiple types of architecture. Also have examples of density use with ½ acre lots.

Showed green space with central parking alleyways to keep garages off street.

North end has 10-plex rather than large multi-story multi-tenant buildings.

Gives ideas on types of concepts and architectural styles that could keep areas unique. Also worked with many non-associated developers to get feedback on plan to incorporate what they would need to drive development, yet keep reasonable.

This main goal was to show a realistic plan that would keep developers interested yet show how you could break up the normal and provide for a walkable town that provided a quality of life.

Handed Back To Alex For Public Q&A

Mary Hurlie: Once the NW area is built out, what do you expect the population to be?

Mike Buscher: I estimated as part of the planning would be approximately 300 units. Based on census data of less people per unit going down, estimate around 600 new residents.

Mary Hurlie: Assume the power would be buried? Yes that is in the zoning regulations today that all utilities must be underground.

Nancy Baker: Survey in the past that we wanted to keep rural nature of the town. This doesn't look rural.

Mike Buscher: Most of the town village area is this is not rural area. This is to condense development into this village area and not let sprawl with 5-acre housing lots. WE don't think it removes the rural feeling of overall Hinesburg; it condenses here into village downtown core.

This is a concept to show what you could accomplish over strip mall type commercial. We took the highest density that legally could come in.

Nancy Baker: Where do you see all these new streets coming out? Do they all go into 116?

Mike/Alex W: This plan would have a single point of access into 116. Question if it were a light or roundabout is TBD. There would be new access points out onto Farmahall Drive by Kinney and again out by CVU side. Also there would be a road that runs to Charlotte Road behind town hall.

Purposely showed a second in and out that would be right hand turns only. This would have to be approved by Trans.

Alex W: I think Nancy has raised very important big picture questions that we have to remember in our discussions.

Question from audience (didn't get name): Looks very dense to me. Is this driven by developers or are we driving a 'green' initiative by consolidating in this area.

Mike Buscher/Alex W: There are areas already this dense in Hinesburg, such as Lyman Meadows. There is an economic reality to anything, so this does have developer economic density by our laws. This was to define what we want as a town. For a village core, this is not really dense compared to other towns. Trying to avoid the same architectural style, flat roof, and same build repeated over and over.

Carol Jenkins: You mentioned this was a concept but this is privately owned land, how are we going to build this out as shown piecemeal over 50 years?

Alex W: That is why we talked to all the landowners and interest groups to implement their master plans with this plan. In an open communication with them we can have the conversations and work collaboratively to attract the right type of developers that want to build our vision. Want a plan that benefits landowner and community. Not always easy conversations to have, but we are proactively discussing and working together.

Carol Jenkins: It seems like we the community would not have the ultimate say.

Alex W: You're right, I won't sugar coat it, and it is up to the landowners and developers. We can work on regulations to drive some of it, but really it will come down to them.

Carol Jenkins: What about water and sewer infrastructure?

Alex W: the landowner has already built main lines out. Bigger question is can the town support this? We can sewer today not water, but again this is a 50-year plan so we would build that capacity as we go.

Mike Buscher: Keep in mind even if a developer came in tomorrow and said "I will build that (entire plan)" it would take up to 20 years to do.

Peter Erb: Looks like this design is predicated on central storm water system.

Mike Buscher: Yes all would be handled by a central storm water system.

Peter Erb: Central systems are very costly and the town would need to ensure that was built up front, otherwise you'll have ponds everywhere with each project.

Question from Audience (didn't get name): In your design have you thought of a community garden or breakup of the space?

Alex W: Mike showed topographic areas and official map that show green space, roads, etc. As a community in the town map we ask for a central green, which Mike shows along 116, in the residential area and to the west there is a recreation fields of about 10 acres.

Mike Buscher: In regards to specific community garden, we didn't get to that level of detail.

Alex W: But yes that could be in the green space areas. Mike showed there are some areas that are still not used and that could be utilized for other green space ideas like community gardens, etc.

Question from Audience (didn't get name): You said the largest size building is 20,000 sq. feet? Why is a Hannaford 40,000 sq. foot in the middle of town?

Alex W: They are in the commercial district where there is no 20,000 sq. cap. The rest of the town, including this area does have the 20,000 sq. foot area. This is the zone today; maybe we need to re-address the 20,000 size.

Roger Kohn: The density is dictated by town. What are the pros and cons of having such a density mix in town? Maybe it should be less. We should have that conversation.

Alex W: That is good feedback.

Audience member (didn't get name): Striking is the density and we have talked about rural aspect of Hinesburg. We still haven't finalized the rural area zoning of 2 acres. We want a high density in town, but still keeping to 2 acre in rural areas of town.

Alex W: We talked about that and made a formal proposal to select board to talk about the rural zoning regulations. By consolidating into the village area there will be an increase pressure to build out into the rural parts. So the point is well taken and we have to address our rural regulations to ensure we remain rural.

Mike Buscher: There are mechanisms that could be adopted, transferable density rights, where you could buy density from rural areas to accommodate.

Rolf Kielman: All of us in town worry about density and we want to remain rural. Many people define that differently and we have to take a realistic look at development today of South Burlington, Williston and Charlotte with 2 acres just growing out. When we talk about our village is about pedestrian traffic, live/work area. Less driving to Burlington and come to Hinesburg. We have to continue talking about it. We have to retain the qualities we all want yet keep our village viable. This presentation is somewhat proactive to get us talking.

Alex W: We are out of time, now it is time to look at displays and casually review the plans. Thank you everyone for coming. Suggests the audience members have some coffee and food and walk around to review the material and ask questions to any of us (Alex, VSC members).

Respectfully Submitted,
Jeff French
Recording Secretary

Village Visualization Presentation – February 11, 2013

- 1) Kevin Francis
- 2) Dawn Francis
- 3) Carrie Fenn
- 4) Dave Fenn
- 5) Bill Maclay
- 6) Maggie Gordon
- 7) Michael Bissonette
- 8) Roger Kohn
- 9) Miriam Adams Kohn
- 10) Joe Iadanza
- 11) Joe Colangelo
- 12) Heidi Simkins
- 13) Mary Crane
- 14) Paul Wiczoreck
- 15) Kathy Beyer
- 16) Alan Nyhan
- 17) Jerrilyn Miller
- 18) Carol Jenkins
- 19) Bob Thiefels
- 20) Mary Hurlie
- 21) Cheryl Gibson
- 22) Bart Frisbee
- 23) Jean Isham
- 24) Elly Coates
- 25) Gill Coates
- 26) Dorothy Pellett
- 27) John Kiedaisch
- 28) Rolf Kielman
- 29) Frank Koss
- 30) John Lyman
- 31) Shannon Emmons
- 32) Stephanie Bissonette
- 33) Joseph Bissonette
- 34) George Dameron
- 35) Chuck Reiss
- 36) Linda Gage
- 37) Jennifer Hunter
- 38) Michelle Fischer
- 39) Alicia Vert (?)
- 40) Steven Fischer
- 41) Aaron Kimball
- 42) Jonathan Trefry
- 43) Steve Giroux
- 44) Timothy Clancy
- 45) Nancy Baker
- 46) Matt Sayre
- 47) Ann Carlsmith
- 48) Jeri Helen
- 49) John Roos
- 50) Wendi Stein
- 51) Tom Giroux
- 52) Catherine Goldsmith
- 53) Sally Reiss