

Town of Hinesburg
Development Review Board
October 7th, 2014
Approved

Members Present: Zoe Wainer, Andrea Bayer, Dennis Place, Sarah Murphy, Dick Jordan.

Absent: Greg Waples.

Also present: Alex Weinhausen (Director of Planning & Zoning), Peter Erb (Zoning Administrator), Freeda Powers (Recording Secretary).

Representing applications: Larry Williams, Bart Keinath, Andy Rowe, Rob Bast & Laura Carlsmith, Chris Snyder.

Public Present: Kevin Cheny.

Zoe W. chaired the meeting, which was called to order at 7:30 pm.

There were no changes made to the agenda. There were no non-agenda comments.

Minutes: Zoe W. made a **motion to approve as amended the minutes of 9/16 meeting.** Ted B. **seconded the motion.** The Board voted **5-0.** Sarah M. abstained.

Catamount/Malone (Redstone): Conditional Use and Site Plan Review for modification of parking, expansion of existing business, addition of storage space and office space. Cont'd from 9/2 – In addition a new application being reviewed on October 7th is a conditional use for fill in a flood hazard area to fill three lagoons previously used for wastewater. Property located at 10516 VT Rte. 116 in the Industrial 3 Zoning District (former Cheese Plant site).

Larry Williams represented this application which has expanded to include request for a re-approval of a prior approval to fill in the 3 lagoons formerly used for waste water. The applicant has also revised the proposed parking scheme to anticipate use of the area to the south of the building, using the fill from that site to apply to the filling of the lagoons. The applicant feels that overall, this is a better plan based on the Board's feedback from their 9/2 meeting.

The applicant said they would like to avoid putting anything permanently at this time in front of the 3 Bay Garage until a firm tenant is defined. Concern with parking and access to the front of the building as noted in the 9/2 meeting, resulted in the applicant's decision to utilize the area to the south of the building for parking instead. This will supply plenty of parking. The applicant understands they will need to light that parking area. The Board felt the lighting would be best situated on a pole mount vs. a building mounted light. The applicant intends to keep the parallel parking in the rear of the building (to the west) in order to maintain circulation.

The applicant said they are willing to repair the area between the entrance to the new parking area and the existing parking area/entrance area.

The applicant voiced some concern in the Condition which makes reference to no new tenants until final; he has a perspective tenant who wishes to store high value vehicles in the garage portion of the building. The applicant feels this should be allowed since it will not be generating

coming/going customer traffic. The Board felt comfortable allowing such a use, so long as it will not require regular customer access.

Zoe W. suggested changing Finding of Facts #8, Order #2 and Condition #3 to mention restriping in the interim.

The applicant asked if he needs to come back for DRB review with the final parking plan or can staff make that review alone? The Board was in agreement that they would prefer DRB review for that.

The applicant said the number of trucks per day will remain at or below 15.

Will Patten, of the Hinesburgh Public House, spoke from the audience, asking when the parking lot work will be completed. He also applauded the owners of this property and said the redevelopment of the site has thus far been a huge success. The applicant said he plans to have the parking work done this Fall.

Zoe W. made a **motion to approve as amended the draft decision for approval of site plan revision**. Dick J. **seconded the motion**. The Board voted **6-0**.

Zoe W. made a **motion to approve the request for Conditional Use for Development in a Flood Hazard Area to fill the 3 existing lagoons at the site of the former Cheese Plant**. Dick J. **seconded the motion**. The Board voted **6-0**.

David Carse: 4-lot subdivision final plat for a 181 acre parcel – Property located on the south and east side of Charlotte Road and the east side of Baldwin Road in the Agricultural Zoning District.

Zoe W. noted there are no major changes to this proposed plan which creates 4 lots; 2 off Baldwin Road of approximately 20 acres each and two larger lots, one of the farm fields opposite the house site and to the east of the brook, a large woodland lot. The Board was provided with a draft decision of approval. The two lots on Baldwin Road will each get one unit of development allotment, with the remainder going to Lot 1. Zoe W. asked if Lot 1 were to be developed in the future, could its density allowance be increased with PUD planning. Alex W. said yes, the PUD density bonus of 25% (of the remaining 15 units) would be available as an option.

Ted B. suggested adding to Order #2 the words “non-exempt” in regards to agricultural use buildings.

Zoe W. made a **motion to close the public hearing and approve as amended the draft approval**. Ted B. **seconded the motion**. The Board voted **6-0**.

Bart Keinath: Conditional use review to raise a small portion of a roof of the existing home by 4 feet. No proposed changes to the footprint of the structure. Property located at 2678 Silver Street in the Agricultural Zoning District.

Due to a mis-communication between the applicant and the Town, this project was started without a building permit. As soon as the applicant was made aware of this, he proceeded to make this conditional use application so that a building permit can then be issued. No notice of violation has been issued.

The applicant explained that a front porch has been replaced and in that process, they did raise a portion of the roof by approximately 4'. They may add a small copula, which would not be higher than 35'.

There was no public input on this application.

Zoe W. made a **motion to close the public hearing and approve the application.** Sarah M. **seconded the motion.** The Board voted **6-0.**

Green Street: Reopening of the public hearing that closed on August 19, 2014 – Subdivision Revision/Final Plat Review to construct 7 multi-family residential buildings with a total of 23 units. Property is a 12.3 acre parcel located off Charlotte Road in the Village Zoning District.

Kate M. rejoined the Board for this application at 8:13pm.

The applicants reviewed this revised plan which demonstrated changes to the parking and landscaping. Among changes to the plans are: Stairs eliminated from the proposed sidewalk (slope of 11%), addition of bollard lights along sidewalk (total of 6), Several units along Green Street have been combined to increase the open green space. The area north of Unit 9 also has increased green space. Minor changes to the street trees have also been made. A light by Unit 12 has been relocated. Garden plots have been relocated as well. The grading behind Units 12-14 & 15-19 has been flattened a bit to accommodate some green space and gardens/raised beds. Ted B. asked if there would be an association of these units. The applicant said no, there will not be as it is considered a single lot, with a single landowner; all units to be rentals.

In response to a list of items to address provided by staff, the Board quickly went through the items one by one and decided if they have been satisfactorily resolved. The issues were as listed:

- 1) Sidewalk Stairs & Lighting: The Board felt this was resolved sufficiently.
- 2) Adequate Parking: The Board felt this was resolved sufficiently.
- 3) Fire Safety: The Board felt this was resolved sufficiently.
- 4) Landscaping & Street Trees: Zoe W. said she feels that the selection of Hawthorne and Crab Apples are not adequate shade trees. Also, due to the slope of the site, she suggested more traditional street trees might be a better choice. The applicant was amenable to changes with the varieties of trees in the plans. Dennis P. asked about existing trees on the site, if they become damaged or die would they be replaced? The response was that the existing trees along Green Street, yes. Along Charlotte Road, several existing trees are actually slated for removal and no replacements are required for the remaining trees along Charlotte Road.
- 5) Garden Space: The Board felt this was resolved sufficiently but wanted assurance from the applicant that the garden spaces would be clearly designated as such and voiced concerns about how future tenants will know they have access to those spaces. The applicant said they are not sure that every garden space will be used, but they agreed to make those areas with the appropriate growing medium and agreed to clear signage which designates those areas as garden plots.
- 6) Green Space for Active Use & Community Gathering: Zoe W. voiced her concerns with the mass of the structure with the units combined along Green Street (units 4-8). The applicant reassured the Board that they have not yet designed the buildings themselves and that they will surely attempt some vertical relief with flexibility on the design of the two end units and the possibility of a gabled roof.

Sarah M. voiced her concerns that the landscaping in some ways actually acts to “break up” the green space and suggested the applicant rework that to open up that green space and make it more “inviting” and useable. The applicant agreed to this and suggested a possible access area via the sidewalk to that green space.

- 7) Building Orientation & Energy Conservation: The Board felt that this was adequately resolved.
- 8) Comprehensive Plans (lots 6-9,2,15): Zoe W. said she feels they can achieve this comprehensive plan with Conditions. The Board agreed, then, that this was adequately resolved.
- 9) Legal Language: Revised versions of association documents will need to be updated. The dedication of public elements by the Select Board will take place after DRB approval; Alex W. recommends conditioning this. The Board was okay with this.

Dick J. asked about elevations for the new combined structure of Units 4-8. The applicant said they haven’t designed the structure yet and suggested the Board view elevations for the other 4-unit structure for some idea.

Zoe W. made a **motion to continue this application to the 10-21 meeting and asked that staff provide draft approval for review at that time. The applicant shall come to the 10-21 meeting with an idea for the façade of the large structure of Units 4-8 and a redesign of the interior green space.** Dennis P. **seconded the motion.** The Board voted 7-0.

Other Business:

Wright – Decision Deliberation (**Public Hearing Closed on 9/16/14**): Zoe W. made a **motion to approve the draft decision of approval as provided.** Ted B. **seconded the motion.** The Board voted 6-0.

The Select Board has appointed Andrea Bayer to be the new full time acting member of the DRB. Alternates have also been appointed: John Lyman and Kevin Cheny.

Zoe W. made a **motion to adjourn.** Dick J. **seconded the motion.** The meeting ended at 9:30 pm.

Respectfully Submitted,

Freeda Powers---Recording Secretary