

Town of Hinesburg
Planning Commission
January 8th, 2014
Approved 1-21-14

Members Present: Maggie Gordon, Grace Ciffo, , Bob Linck, Johanna White, Aaron Kimball, Kyle Bostwick, Rolf Keilman.

Members Absent: Joe Iadanza, Tim Clancy.

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

Public Present: None.

Bob L. chaired the meeting which was called to order at 7:35p.m. Bob L. started the meeting by asking if there were any public comments for non-agenda items. There were none.

Energy Efficiency Zoning Revision Proposal (section 5.23.2 #1)

The Board reviewed revised language per 12/11/2013 meeting prior to forwarding to Select Board. In addition, the Board took into consideration and discussion a memo submitted by Peter Erb, a local landowner and the Town Zoning Administrator. In his memo, Peter E. spoke from his personal experience and joy found in building his own home not once, but twice. His memo implored the Board to think thoroughly and carefully about the energy standard they craft and propose. He said the existing RBES standard contains an opt out possibility for owner contracted or built homes. While it may not be an attractive option to all, it does allow someone to create their own home, or allow someone who does not possess tremendous resources to build without having to meet the energy efficiency standard.

Maggie G. said Peter E. does make good points regarding the creativity and joy of building one's own home. She said she wonders if the Energy Code Plus (ECP) standard requires an architect as the memo implies concern for. She said the memo does mention the possibility of homebuilding impacting the resale of a home (if it does not get energy standard rating), and that is important to highlight. However, she said, she feels that emphasizing the money saved over time compared to homes built less efficiently is compelling.

Grace C. testified to her experience in home building, and agreed with Maggie that the numbers are compelling. She said some changes are more about doing what is the responsible thing. She wondered if, as an example given in Peter E.'s memo, home-built windows, would qualify for certification or perhaps prevent it and if so, why. She said while the emotional part of her agrees with the memo, the rational side of her feels that the Commission is on the right track.

Kyle B. asked about the state threshold and how the state came to it. Alex W. reminded the Board that the state standard is actually on a trajectory to make more rigorous efficiency

standards for the foreseeable future. Rolf K. asked about enforcement. Maggie G. explained that Efficiency Vermont is the entity that would be the certifying body, and that projects get approval or certification based on onsite inspections. Alex W. said he is uncertain of exactly how homeowners are to demonstrate compliance with Efficiency Vermont. Rolf K. clarified; the certification would stay with the structure, through sales or transfers and may very well serve as an enhancement at selling. Alex W. said yes.

Rolf K. said it would be prudent to speak with someone from Efficiency Vermont for clarification on some points. Maggie G. said she did so just last year. She agreed, she would like to speak again to them and get some clarification on numbers, costs, and requirements. Bob L. said it would also be good to speak to another builder.

Kyle B. said he questions the timeliness of the Efficiency Vermont process and review.

Regarding Peter's memo, Maggie G. said she does not see the ECP standard as limiting creativity.

Aaron K. asked if a certified home stay energy efficient or does it need to go through updates of some kind and be maintained to remain in ordinance. Alex W. said as he understands it, the certification stays once achieved and does not require continued updates to remain compliant. Aaron K. also noted that in Peter E.'s memo, it points to the opt out option in RBES standards, and suggested the Board consider adding such an option to their proposal. Bob L. agreed, wondering if there was some way to make exceptions. Kyle B. agreed.

Alex W. reminded the Board that they do have some time to decide on the final language. Maggie G. agreed to speak with Chris Gordon (Efficiency VT) and get back to the Board with further clarification.

2014 Work Plan Review:

The Board reviewed their upcoming work load for the New Year. Revisions to the Town Plan (updating census data, demographic info, economic development piece, and flood hazard area update) are due to the Select Board by the end of May 2015, so the Commission has this calendar year to work on those. The Board felt it would be best to tackle and finish items that can be completed, those items included: Shoreline district regulation revisions (to be discussed 1/22/14) & Stormwater regulation revisions (to be discussed 2/12/14).

The Board felt that the larger discussion regarding RR1 could be set aside for later completion. Aaron K. and Kyle B. agreed to be prepared to give their presentation on their portion of the district at the 2/26/14 meeting. They also agreed that the Town Plan survey originally sent out in 2002 be revised and sent out to residents to further dialogue on the new Town Plan and assist in outlining suitable and applicable language.

Minutes of the November 27 and December 11, 2013 Meetings:

Maggie G. made a **motion to approve the 11/27/13 meeting minutes as amended.** Kyle B. **seconded the motion.** The Board voted **7-0.**

Johanna W. made a **motion to approve the 12/11/13 meeting minutes as amended.** Grace C. **seconded the motion.** Kyle B. abstained as he was not present at the 12/11/13 meeting. The Board voted **6-0.**

Other Business:

Alex W. welcomed Rolf Kielman to the Board. Rolf K. introduced himself to the Board, saying he has been a Hinesburg resident for nearly 30 years. He was previously on the Board in the 1990's. He said he is interested in how a town shapes itself. He is currently also on the Village Steering Committee as well as the Rte. 116 Steering Committee.

Alex W. reminded the Board that the Town Administrator, Joe Colangelo, is looking for input to the Regional Planning Commission for suggested projects the town would like to have worked on. Suggested items of interest included: Sourcing a new Town Water Supply, Highway Garage replacement/repair, and Storm Water Planning for the Village. The Board felt that the Storm Water concern was a good one to pair up with the RPC on.

Alex W. told the Board of an upcoming and very large proposal (Haystack Crossing project) for development within the area from Kinney Drugs to Ballards' Corners. The project comes to the DRB for initial review on 2/18/14. Rolf K. said it seems there is some rational conflict to have the Planning Commission have input as a body. Bob L. said if appropriate in relation to specific concerns, as with the Hannaford proposal in relation to the Town Plan. Bob L. added it is important to consider impact on related issues. Alex W. told the Board that all pertinent information regarding the upcoming proposal can be found on the Town Website.

Maggie G. made a **motion to adjourn.** Grace C. **seconded the motion.** The board voted **7-0.** The meeting ended at 9:14pm.

Respectfully Submitted,
Freedra Powers--Recording Secretary