

**Town of Hinesburg
Planning Commission
December 17, 2014
Approved January 14, 2015**

Members Present: Joe Iadanza, Aaron Kimball, Kyle Bostwick (arrived late), Dennis Place, Maggie Gordon, Rolf Kielman.

Members Absent: Neal Leitner, Tim Clancy, Russell Fox.

Also present: Alex Weinhagen (Director of Planning & Zoning).

Agenda Changes & Public Comments: None.

Community Forums & Work Plan for 2015:

Alex W. proposed the following schedule for Town Plan community forums and work sessions from January through March:

- January 14 – Traffic Congestion forum (rescheduled from 12/10)
- January 28 – work session
- February 11 – work session
- February 18 – Good Development Design speaker panel
Note – Joe I. recommended having the second February meeting on the 18th instead of the 25th in order to avoid school break.
- March 11 – work session
- March 25 – Economic Development speaker panel

Alex W. discussed potential speakers to invite, many based on earlier suggestions by Rolf K. Commissioners directed Alex W. to proceed with the tentative schedule.

Follow Up Community Survey Questions:

The Commission discussed possible questions for a short survey on growth and development issues – a follow up to the larger community survey done this summer. Maggie G. suggested follow up questions to questions 4, 5, 7 from the original survey:

Q1: How can/should Hinesburg manage growth and development?
Provide several answer options.

Q2: What should Hinesburg do to prepare for future challenges?
Provide several answer options.

Q3: What attributes of recent housing projects do you like or dislike?
Provide several answer options like: shared parking, 2-3 story buildings, mixed use buildings, sameness of design, etc.

Alex W. suggested clarifying whether the third question refers to existing housing projects or possible future housing projects.

Joe I suggested the following three questions:

Q4: Hinesburg's population per the 2010 Census was about 4,400. How large can the population of Hinesburg get before it doesn't feel like Hinesburg anymore? Looking forward 20 years (to 2035), how large can Hinesburg's population grow, and still feel like the Hinesburg we appreciate today?

Answer options: 5,000; 7,000; 10,000; no limit

Alex W. suggested including a comparable community for each population answer option so people can visualize a community of that size.

Q5: In the summer 2014 community survey, 46% of respondents had a negative view of recent housing developments in the village area (35% positive view, 18% unsure). What do you feel is the biggest negative issue with recently built or recently proposed development projects in the village area?

Answer options: cost to taxpayers to provide infrastructure/services; overall number of dwelling units (size/scale of projects); traffic congestion impacts; lack of commercial uses to accompany residential uses; none, no big issues; other (please specify)

Q6: Williston uses quotas and annual limits on new dwellings to manage growth. Is such a system a good idea for Hinesburg?

Answer options: no; yes, for residential in village growth area; yes, for all uses in village growth area; yes, for residential town-wide; yes, for all uses town-wide.

Alex W. suggested simplifying the question to a simple yes/no answer about annual limits on approval/construction of new homes. Kyle B. pondered how future development potential changes over time as population grows and community needs change.

Aaron K. proposed a follow up to question #18 on the original survey. He would like a question that asks people what services they are willing to pay for via increased property taxes. He said question #18 from the original survey asked people to rate the need for several possible municipal projects, but didn't ask about willingness to pay. Several Commissioners felt such a question would be difficult for respondents to answer without having the details of a particular project or spending item.

Dennis P. said he doesn't have other survey question suggestions, but that he would like to get answers on the issues people expressed concern about in the original survey. For example, are traffic congestion and property tax increases going to be problems with additional growth and development, and if so, how should these be addressed.

Rolf K. said he doesn't have other survey question suggestions; however, he said both the Commission and the community would benefit from a more detailed understanding of existing village density, patterns, etc. He felt there needs to be more education of the Planning Commission and the public about what we have today.

Alex W. noted that Neal L. emailed the following survey question suggestion:

Q7: How many new homes/apartments would you like to see built in the village growth area over the next 10 years.

Answer options: 0-50; 50-100; 100-200; 200-300; 300+

Maggie G. noted Tim C.'s survey question suggestion from the last meeting:

Q8: Should Hinesburg institute a temporary moratorium on new development in the village growth area?

Answer options: yes; no; unsure

Alex W. said he will write up the possible questions and send them out to the Commission via email, so that Commissioners can vote on the top three questions for the survey. Commissioners reiterated that this follow up survey should be short and quick/easy for respondents to complete – e.g., 3-5 questions. Alex W. said he'd like to get the survey out to the public soon after January 1.

Minutes of 11/19/2014 Meeting: Rolf K. made a motion to approve the November 19, 2014 meeting minutes as drafted. Joe I. seconded the motion. The motion passed 6-0.

Other Business: Alex announced the following:

- Shelburne Planning Commission to hold a hearing on January 8, 2015 on proposed zoning changes related to a new definition for mobile homes.
- Alex W. noted that three letters with general feedback from Karl Novak had been distributed to the Planning Commission. Maggie G. suggested that the Planning Commission should recommend that the Selectboard pursue additional impact fees on new development for necessary municipal capital improvements. She also encouraged the Commission to consider Karl's feedback regarding water rights.
- Joe I. reported that he submitted a Planning Commission report for the annual Town Report.

The meeting adjourned at 9:22pm.

Respectfully submitted,
Alex Weinhagen, Director of Planning & Zoning