

Town of Hinesburg
Development Review Board
November 3rd, 2015
Approved 11/17/15

Members Present: Sarah Murphy, Ted Bloomhardt, Andrea Bayer, Dennis Place, John Lyman, Dick Jordan, Greg Waples.

Representing Applications: Cherrie Willette, Deb Campbell, Trevor Lashua, Bobby & Randy Therrien.
Public Present: Kevin Cheney, Jennifer Holliday, Katrina Roberts, Andy Weis, C. O'Neil, Rob O'Neil. Also present: Alex Weinhagen (Director of Planning & Zoning), Freeda Powers (Recording Secretary) and Annie Geratowski (DRB Liaison).

Dennis P. chaired the meeting, which was called to order at 7:31pm.

Agenda Changes: There were no changes to the agenda. There were no public comments for non-agenda items.

Minutes: Ted B. made a **motion to approve as amended the minutes of 10/20/15**. Andrea B. **seconded the motion**. Greg W. abstained. The Board voted **6-0**.

Hinesburg Police Station: Sketch Plan Review of a 2-Lot Subdivision and PUD. The Application requests subdivision to create 2 lots; Lot 1 would be .76 acres and includes the new police station, Lot 2 would be 3,600 sq. ft. including the old police station structure. Energy Futures Group (EFG) has shown interest in purchasing the old police station and their representatives presented details to the Board about this proposal. Alex W. explained that the Select Board still hopes for future community use for the remaining green space beyond the old police station to the west, which explains the odd shape to this subdivision. The area for Lot 2 is essentially no more than the footprint of the old police station building. Alex W. explained that it would be nice to see the proceeds from the sale of Lot 2 help pay for the future infrastructure of the proposed connecting road as seen on the lot maps.

Greg W. asked about the schematics of the proposed parking. The Board reviewed the Master Plan to better understand the proposed parking. Chris Neme from EFG explained that they used the proposed numbers based on the primary use of the space, which will be office space. Primary parking requirements will be by staff. There will be only about 400' of retail space so there will be very little customer traffic/parking demand. Also, the Applicant noted that they may sublet the additional available office space. The parking implications are estimated at 8-10 only 1-2 of which would be "transient" parking space needs. Parking would only be required between 8:30am-5:30pm.

Greg W. noted the proposed Lot 2 is very constrained by the building itself. If the company were to outgrow their use of that building, he said, the Board must also consider future use/needs for the site when considering the Applicants proposed changes to the interior of the building. The Applicant said they want to stay small (staff of 10 or so) and said that even if they do outgrow this building, it would not be clear to them why other businesses would not want to occupy the space. They demonstrated to

the Board their plans which include investing a sum of money to gut and renovate the structure. The Applicant said if they do plan to sell, the Town will have first right.

Dick J. asked specifically about ADA parking. Alex W. said this is Sketch Plan review so the Site Plan review will iron out those issues at that time. Sarah M. voiced her concern that the town might not be able to afford to build out the green space and feels there is a compromise by the use of the 9 parking spaces and use of the 8 "overflow" spaces.

Regarding staff comments, PUD waivers were discussed. The application will need waivers for Lot Depth & Lot Coverage as well as for rear and side setbacks. Ted B. said in regards to parking, he feels that all 9 spaces should be built at one time. Kevin C. agreed. Ted B. said additionally, access from the parking to the building may need to be part of the proposal. There was some discussion about signage to designate parking spaces.

Dick J. voiced his concern with the use of the PUD process which is meant to encourage clustering and increase open space. He feels like this application is a bit of a run around a 2-Lot subdivision and is in essence, creating waivers that it otherwise would not get to have. Ted B. said in exchange of the PUD waivers, we get a public space. Alex W. said there is a difference between PUD plans in the Village area vs. in the rural areas. In order to allow more innovative and flexible design and to help execute the Town Plan. The sale of this lot will allow the community facility to happen with the connector road. In this way, it is consistent with the intent of the PUD option.

The Applicant said the final design decisions have not been made yet. Ted B. said he would like to see elevations.

Dennis P. opened discussion to the public. Katrina Roberts said she is the listing agent for the old police station building and wants the Board and Town to know that she had a good deal of activity on the property and showed it many times to many interested parties; the property has value for sure.

Ted B. made a **motion to close the public hearing and take up in deliberative session.** Sarah M. **seconded the motion.** The Board **voted 7-0.**

Willette/Campbell: Sarah M. recused herself from this application and Kevin C. sat on the Board for this application. Deb Campbell and Cherrie Willette presented this application to the Board, requesting Sketch Plan approval for a 2-Lot Subdivision. Lot 1 would be 7 acres with an existing house. Lot 2 would be 3.1 acres including a house site and has Silver Street frontage. The Applicants had previously proposed a second option but told the Board they were taking it off the table and moving forward with this request as described. There is an existing road association which Lot 2 would be allowed to join. Ted B. said both lots should be part of the association. Annie G. explained that it is an HOA which encompasses language about the road maintenance but not technically a road association. Dick J. asked if the existing house has a driveway to Mead Farm Road. The Applicants said yes.

Dennis P. asked about the building envelope and encouraged the applicants to minimize impact on prime Ag soils. The Applicant said they haven't considered a house site yet. The Board viewed both primary and secondary resources; mostly slopes and stream buffers and prime age soils stood out.

Ted B. said he sees no fatal flaws in this application. Dennis P. opened discussion to the public. Jen Holiday spoke, saying she is just here to hear and understand the process. She asked if the applicants will need to get septic approval. Ted B. described the 2-step process to a sketch plan review and said all of the engineering details will be reviewed in the second stage (Final).

Scott Webb spoke, asking where the proposed driveway would go. The Applicant showed on a parcel map, demonstrating where an existing culvert is located and there is good site distance. Scott W. said he was ok with this proposal.

Cherrie W. said the pond located on the Lampke lot does show a lot line through it on the maps. Alex W. suggested if this is an issue of concern for either party, they can enter into an agreement for what is called a boundary line adjustment. Dennis P. said also, tax maps are not always accurate.

Greg W. made a motion to close the public hearing and direct staff to draft approval. Ted B. seconded the motion. The Board voted 7-0.

Therrien: Dennis P. recused himself from this application for a Final Plat review of a 2-Lot subdivision. Bobby Therrien presented his application to the Board. Lot 1 would be 1 acre and would include the existing house and garage. Lot 2 would be 1 acre and includes a proposed single family house site. This property is located on Hawk Lane.

Greg W. asked about water supply. The Applicants have proposed a drilled well. Alex W. said he feels it is likely that they will find a suitable yield. Dick J. noted that the well shield partially ends up on the Quinn property and voiced some concern on its potential restrictions this could create on their property. Alex W. said the only restriction impact would be to the septic system location and the Quinn lot connects to the Town line so that should not be an issue.

Some concerns did come in via written submission from home owners at Thistle Hill concerned about potential impacts of run off. The Applicant said they are not changing the water flow to anybody. Annie G. pointed out that Conclusion #4 addresses this concern.

R. O'Neil spoke from the audience, a resident on Mulberry Lane, he said his concerns are mostly about the impact of runoff around the house. He also mentioned that he wants to keep the common lands from growing in as well. He also encouraged the applicants to consider quality of construction and landscaping/screening. The Applicant said they will likely have a modular home on Lot 2 and agreed to adequate landscaping and screening.

Greg W. said he is ok with the water waiver.

Ted B. made a motion to approve draft approval as written. Greg W. seconded the motion. The Board voted 6-0.

Greg W. made a motion to approve the request for conditional use for development in a stream buffer. Ted B. seconded the motion. The Board voted 6-0.

Greg W. left at 9:05pm. He said he had no issues with the Town's application.

Other Business: The Board deliberated on the following decisions:

Dennis P. **made a motion to approve** the Bedard request for a 6-month extension on a 4-Lot Subdivision Sketch Plan Approval. Dick J. **seconded the motion. The Board voted 6-0.**

Ted B. **made a motion to approve** the Stuart & Taryn Slote application. Andrea B. **seconded the motion. The Board voted 6-0.**

Dennis P. **made a motion to approve** the Besaw application. Kevin C. **seconded the motion. The Board voted 6-0.**

Ted B. **made a motion to go into closed deliberative session to discuss the Hinesburg Police Station application.** Dennis P. **seconded the motion.** The Board went into deliberative session at 9:22pm.

The meeting adjourned at 9:37pm.

Respectfully submitted,

Freeda Powers, Recording Secretary