

Town of Hinesburg
Planning Commission
June 10, 2015
Approved 6/24

Members Present: Dennis Place, Maggie Gordon, Aaron Kimball, Joe Iadanza, Rolf Kielman. Russell Fox arrived at 8:16pm.

Members Absent: Kyle Bostwick.

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

Public Present: David & Carrie Fenn, Mary Beth Bowman, Jason Matthews, Rob Farley, Meg Handler, Ken Brown, Johanna White, Sally & Chuck Reiss, Bart Frisbee, Barbara Forauer, George Dameron, George Bedard, Peter & DeeDee Erb, Andrea Morgante.

Joe I. chaired the meeting, which was called to order at 7:33pm.

There were no changes to the agenda. There were no non-agenda items.

New Development "Pause": (Ct'd discussion from 4/22, 5/13, 5/27) The Board reviewed the draft memo to the Select Board recommending a development moratorium via interim bylaws. Alex W. acknowledged written submissions/emails received. Joe I. opened discussion to the public.

Carrie F. said this recommendation is a very good idea in her opinion. She said when she was on the Planning Commission, she did not know what the density bonuses would do and she now feels they should be rewritten to apply to special community projects.

Johanna W. said she agrees with Carrie's comments adding that she feels the density bonuses are being used as loopholes for developers.

George B. said the list of exemptions in the memo seems cherry-picked to him and said housing is needed in Hinesburg. Joe I. said the Planning Commission created that list carefully, with consideration to what they felt was best for the Town in the interim. George B. reiterated the need for housing in Hinesburg and he feels that this recommendation stops that. He also questions the numbers. He said he feels the town had a smooth and logical progression of development until the regulations were revised with density in the village. He said in his view, the Board got what it wanted. He also fears the potential legal repercussions around the interim zoning and exemptions. Peter E. reminded George that there are currently about 50 new units of housing online and that is not insignificant.

Rob F. asked why we need a moratorium. He feels that this is already in place with the infrastructure limitations at hand. Joe I. said that has been noted, but explained that we have a water & wastewater issue which calls into question whether we can have a build-out with a contiguous village area to Ballards Corners vs. nonintegrated satellite development. A moratorium, he said, would allow us to revisit the zoning and look at density again, look at the development layout along Rte. 116 vs. deeper to the west, etc.

Dee Dee Erb said that without this interim zoning, you move forward knowing you have these issues. It seems that the whole business should slow down.

A member of the public spoke, saying that they support this recommendation, as it seems like a reasonable approach.

Russell F. asked how long the moratorium would last. Joe I. explained that it would be 3 years maximum, and that includes the 1 year extension. Russell F. asked if the Planning Commission was going to look at these larger issues, such as wastewater. Joe I. said no, state engineers will. Russell F. said he feels we will need those numbers (i.e. water & wastewater capacities). Alex W. said we still have wastewater capacity, and that allocation moratorium will be in part to study the potential for a wastewater facility.

Bart F. asked if the Board had thought about this moratorium in terms of tax impact. Joe I. said no, it is almost impossible for the Planning Commission to address taxes. Bart F. said be realistic, tax increases are a likely impact from a moratorium. Alex W. said the annual increase in the Grand List is actually a function of increases in value. Also, he said, it is important to remember the 50 residential units that Peter mentioned which already have the green light; the moratorium will not apply to these. Also, he said, it is important to remember that growth outside of the Village Growth Area can still go forth. Bart F. said other towns who did interim zoning experienced a lag. What you do today has an effect; maybe years from now, and the Board should consider that. The moratorium, he said, is anti-growth, not great planning. The permitting process already takes so long, he said, years in some cases.

Chuck R. said he is in support of interim zoning and in specific response to resource limitations. He wonders how the Board came to the numbers as well. Joe I. said the goal was to allow small subdivisions of property. Chuck R. said yes, but 3 residential homes is not the same as 3 “trophy homes” in terms of water use. Also, he said, the Board should consider the possibility of a Wake Robin type of development through the senior housing exemption. He suggests the Board cap the number of units/yr or the #gallons/subdivision. Allow some flexibility in the type of development, he suggests. Overall, he applauds the effort put in by the Commission. Joe I. said we did discuss the water/use connection but Chuck does raise good points.

Mary Beth Bowman said growth is good for developers but not always for a Town.

Peter E. said when the DRB reviewed large projects there was tax implications considered. It seems that the future of the village is being decided by the Select Board, the DRB and the Planning Commission. Without the moratorium, he said, you leave it in the hands of the DRB to decide. For certainty, we should have the moratorium in place. The Village Design Standards also should be looked at along with other issues. He urges caution in a carte-blanche approach to the listed exemptions.

Sally R. said she applauds the Commissions’ work. There are major concerns with capacity and she is not sure if we come out ahead tax wise with development. She said she remembers the 50yr build-out vision but she did not imagine it happening all at one time. Joe I. said the tax issue is difficult to calculate.

George D. said he supports the interim zoning decision. He is rather stunned at the pace of development in relation to resources available. He is concerned with the lack of road infrastructure as well to support this level of development.

Joe I. said the big development projects are not necessarily bad; it gets us a Master Plan.

Meg H. thanked the Commissioners for their thoughtful approach and the work they've put in. She said please consider the impact on natural resources moving forward.

Russell F. suggested an additional recommendation of an allocation policy to the Select Board to ensure a more measured pace. Joe I. made a **motion to revise the draft letter to the Select Board to recommend interim zoning with an additional clause to recommend further a yearly allocation quota process to the exempted uses listed.** Russell F. **seconded the motion.** The Board **voted 6-0.**

Town Plan Update:

The Board reviewed Joe I.'s revisions to Chapter 6: Transportation. The Board discussed traffic calming measures and the option for the Town to take over the village portion of Rte. 116. The Board felt some changes such as the timing on traffic lights could be made quicker if the Town were in charge vs. VTrans & the state. Dennis P. questioned this, asking why we think taking over Rte. 116 would change the delay in getting this type of work done. Rob F. asked what benefits us as a town.

Aaron K. proposed changing 6.2f to *make a decision*. 6.4f addresses/clarifies the vision for the West Side Road.

Rob F. said regarding road designs, the Board should also consider the impact of curbs on storm water runoff as we have learned that points of discharge is something to move away from. In the same regard, he asks that the Board consider encouraging more LID implementation. Joe I. said those are valid points for consideration.

The Board reviewed Maggie G.'s revisions to Sections 4.1 & 4.2 (Ag & Forestry). Maggie G. noted that the tables have not been updated and no new goals have been added.

The Board went over the schedule for the 1st draft, sometime in August likely. After that the Board can review the draft, and present it for a public hearing in September. By May, 2016, hopefully the Select Board will have adopted the revised plan.

Minutes from 5/13 & 5/27:

Aaron K. **made a motion to approve as amended the minutes of 5/13/15.** Maggie G. **seconded the motion.** The Board **voted 5-0.** Joe I. abstained.

Maggie G. **made a motion to approve as amended the minutes of 5/27/15.** Dennis P. **seconded the motion.** The Board **voted 6-0.**

Other Business:

The Board reviewed their schedule agendas for 6/24 & 7/8.

The staffing search committee representatives from the PC & DRB will be: Dennis P. & Andrea B.

John Keidaisch and James Donegan have submitted applications for the vacancy on the Planning Commission.

Rob F. and George B. got enough signatures to revise the storm water regulations recently adopted. The Board can discuss this at their next meeting. A town-wide vote is likely in July.

Maggie G. made a **motion to adjourn**. Aaron K. **seconded** the motion. The meeting adjourned at 10:19pm.

Respectfully submitted,

Freeda Powers, Recording Secretary