

**Town of Hinesburg
Planning Commission
September 23, 2015**

Approved 10/14

Members Present: Maggie Gordon, Aaron Kimball, Joe Iadanza, Rolf Kielman, James Donegan, Kyle Bostwick, Jeff French.

Members Absent: Dennis Place, Russell Fox.

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

Public Present: None.

Joe I. chaired the meeting, which was called to order at 7:36pm.

There were no changes to the agenda.

Village ReZoning; Better Defining Mixed Use: Maggie G. said she feels that visualizing this will be easier with maps. She suggested a large map that the Board could use to draw on while having these discussions. Joe I. said it may help with the internal mix of uses and scale. Aaron K. said as Rolf K. said; allow each phase of larger developments to stand on its own. Joe I. said he feels that it is important per our previous discussions about interim zoning. This led the Board to some discussion about the sustainability of individual phases, etc. The Board also discussed how Rte. 116 interfaces with development. Jeff F. cautioned limitations, saying we should consider the possibility of the Town owning some portion of Rte. 116 in the future. Joe I. recalled the Rural Zoning discussions and how to put homes in a landscape without consuming the land.

Rolf K. said it would be helpful to have an inventory of what we have and what we envision, physically. He also suggested we look at other comparable villages and towns, identifying what resources aren't available here and asking how to get them. He cited the Lincoln Institute as a good resource.

Jeff F., Maggie G., and Rolf K. all agreed to help Alex W. work on maps for further discussions.

James D. asked, regarding defining mixed use, what % and how to achieve that. Jeff F. said also, consider the DRB's ability to interpret and apply whatever we come up with. In order to obtain a larger picture of the existing mix, the Board discussed assigning sections of the Village to different board members for data collection.

Commissioners Contact Info on the Town Website: The Board discussed how much of their personal info they felt comfortable and/or obligated to provide to the public by way of the town website. They agreed to allow their names, phone number and email addresses to be public on the town website.

Review of Hinesburg Center Phase 2 Preliminary Plat Plans: The Board reviewed briefly the sketch plans for the Hinesburg Center Phase 2 development proposal. The DRB begins the preliminary plat

review of the project on October 6, 2015. Kyle B. said we should avoid boxing in future uses of buildings by their design; consider adaptive reuse of structures. Maggie G. said she liked seeing the on-street parking in the plans for the Single Family Homes (SFH). Joe I. noted the area noted as "Community Gardens/Green" saying he feels it will not be used by the tenants of buildings 1 & 2 and frankly does not see it as very functional as it doesn't relate to anything else. He said Green Space should be addressable; think about how it's going to be used. Jeff F. agreed, siting the "pocket park" in phase 1 of the Hinesburg Center, LLC development project. He voiced his concern with a lack of space for conversions as well as concerns about plowing. Kyle B. said this plan appears heavy in residential also. Rolf K. said the plan does do some things well in his opinion; street definition, access. He feels the plan should front the SFHs to each other as well, since internal SFHs can be harder to market and sell. He voiced concerns with the swath of parking that cuts through the project in a series of long parking lots. Great streets have something happening at the end of them, he said. Overall, the Board voiced concerns about the "greens & grill" area, which they feel look good on paper but are not usable or adequate space and again, it relates to nothing but a large parking lot. Various commissioners also expressed concern about the amount and location of parking shown on the plans. The Board discussed its role in commenting on development projects. They agreed it is the purview of the DRB to offer detailed comments.

Minutes from 8/26/15: Maggie G. made a motion to approve the minutes of 8/26. James D. seconded the motion. The Board voted 7-0.

Minutes from 9/9/15: James D. made a motion to approve the minutes of 9/9. Aaron K. seconded the motion. The Board voted 7-0.

Other Business: Maggie G. encouraged all to stop by the upcoming Fall Festival.

Alex W. updated the Commissioners on the Town wells, which will be online sometime in August of 2016.

Maggie G. reported on her attendance of Municipal Day and her participation in 4 groups there.

Aaron K. mentioned grants offered through the VNRC for dam removal.

Aaron K. made a **motion to adjourn**. Jeff F. **seconded** the motion. The meeting adjourned at 9:24pm.

Respectfully submitted,

Freeda Powers, Recording Secretary