

**Town of Hinesburg**  
**Planning Commission**  
**October 14, 2015**  
Approved 10/28/15

Members Present: Maggie Gordon, Aaron Kimball, Joe Iadanza, Rolf Kielman, James Donegan, Jeff French, Dennis Place, Russell Fox.

Members Absent: Kyle Bostwick.

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 7:34pm.

**Agenda Changes:** Alex W. added a discussion item regarding the budget.

**Village Rezoning; Better Defining Mixed Use:** Ct'd 8/26, 9/9, 9/23. The Board continued discussions about mixed use and inventory of the existing village uses. Maggie's inventory was reviewed by projector along with a spreadsheet created to track uses, square footage and other data points that the Board can use to continue the inventory for the remainder of the Village Growth Area. They agreed to count the primary use/principle structure and take one roadside view photo of each structure. The intent will be to have this done by the next meeting. The Board divided up the areas and assigned an area to each member.

The Board also discussed density bonus refinements. Current bonuses are based on meeting a combination of four criteria: Dwelling Unit Size, Green Home Certification, Renewable Energy, and Community Facility/infrastructure. Alex W. explained the difference between LEED & HRS; LEED includes sourcing and clean up, etc. and is a more holistic view of a project. The Board discussed the differences. Alex W. said small size is most common in residential development. Are we getting what the community wants with it as is? Development thus far is not going for max build out, he said. Joe I. said he didn't think they would—he expected some variance to who used the zoning bylaw. The question becomes did we make the break point between base density and allowed density too low? Alex W. said the Growth Center District designation from the state is a higher density than Hinesburg has. James D. asked what the benefits of such a designation are. Alex W. said a tax increment finance district is allowed and it makes the mitigation formula less expensive and onerous to make it easier to get development where you want it; essentially it's an anti-sprawl tool. Rolf K. said the Energy and Community Infrastructure options are in his opinion the most important and worth keeping. The house size has some impact variance with other factors i.e., driveway etc. Density at 6units/acre is not outrageous ex: Creekside and Lyman Meadows. Dennis P. asked about density bonuses in relation to waste water capacity limitations. Joe I. said the vibe is to dial down the numbers. He cautioned we could change the area from the Village to suburban setting with lower density numbers. He wonders how to support commercial development etc. and phase it in such a way to link it to the historical Village area and still remain contiguous. Dennis P. asked how then do we get a master plan? Joe I. said that's a valid concern. Each phase needs to stand on its own. Dennis P. said that could be hard. Rolf K. said that is the primary virtue of a master plan. Joe I. said we can tell a developer to develop what they can with

the capital they have available and they still may not have the future capital to do all of their plan. The same amount of risk is involved. Dennis P. said he would like to see the build out based on existing current capacity.

The Board discussed the idea of reconfiguring existing Village Growth Area districts or possibly shrinking the Village Growth Area. If they reconfigure the districts, how to zone those areas? Rolf K. said in that wording we have the potential to deal with the infrastructure flux. The Board reviewed Section 5.22.2 #1. Jeff F. encouraged increased incentives for the infrastructure development bonus.

Joe I. said phasing offers a build out of areas closer to the Village core to maintain contiguous development vs. satellite enclaves. It makes financial sense for the developers to phase as each phase is capable of surviving on its own as well. Rolf K. said we should have a clear phasing policy for the DRB to interpret. Joe I. said he felt the development by default would be phased; also the outlook in 2009 for utilities was a lot brighter than it is today. Jeff F. asked if it is possible that the final decision will be no more capacity. Alex W. said it is unknown at this time. Joe I. said yes, that is a possibility. Jeff F. said do we know what options would be handed down? Dennis P. said that's what he would like to see.

The Board discussed waste water capacity numbers. Scattershot development is not the intent to deal with based on impacts tied to the Capital Budget & the Town Plan. The Board can require development to phase in lock step with that. Rolf K. agreed to look at other towns for reference. Joe I. agreed to take a crack at new language. Dennis P. said we must consider what the land offers and what the land can handle, i.e., the Village North-West is so different (open). Joe I. said the feedback is better if people can relate to the numbers and have context. Jeff F. said density numbers can scare people but it can be in how you execute it that makes the difference. Dennis P. said that impact concerns go beyond the look of development and those other impacts are very valid. Part of growth also is not to box ourselves in.

The Board discussed traffic as one of those impacts. Any increase in capacity might very well result in an increase in traffic and an increase in congestion. The amount of tolerance vs. the cost also must be considered. Every time you act on one thing you impact another. There is a long-term balance approach to all.

**Minutes from 9/23/15:** The Board agreed to table the minutes due to the late hour.

**Other Business:** Alex W. updated the Board on the upcoming Budget proposal. He suggested and the Board agreed, to suggest to the Select Board a special projects fund item (along with Capital Reserve and grant money) to do a complete rewrite of the Zoning Regulations in FY17.

Joe I. noted that the Select Board meeting on 10/19 will feature a recognition aware for the Town of Hinesburg for Affordable Housing and Land Conservation.

Aaron K. made a **motion to adjourn**. James D. **seconded** the motion. The meeting adjourned at 10:02pm.

Respectfully submitted,

Freeda Powers, Recording Secretary