

Town of Hinesburg
Development Review Board
February 16, 2016
Approved 3/01/16

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

Representing Applications: Steve Pcolar, Will MacKinnon.

Public Present: Maggie Gordon, Andrea Morgante.

Also present: Freeda Powers (Recording Secretary) and Annie Geratowski (DRB Coordinator).

Dennis P. chaired the meeting, which was called to order at 7:00pm.

Agenda Changes: Alex W. added a discussion item regarding water and wastewater allocation updates. This was added to be Agenda Item 3a.

Minutes: Greg W. made a **motion to approve as amended the minutes of 2/2/15**. Sarah M. **seconded the motion**. The Board voted **7-0**.

Presentation & Training re: Allowed Uses in Rural Districts: The Board gathered to better understand the allowed business uses in the rural parts of town, many made possible by the rural zoning changes approved in 2013.

Annie G. shared some details of a project in Shelburne: the Bread & Butter Farm is a great example of integrated agriculture. The aim of integrated agriculture is to expand allowed uses which offers landowners (farms which fall below the state review) more flexibility while keeping with the rural character of the area and at the same time support new businesses while not overwhelming the rural area.

The Board reviewed some of the new allowed uses, noting that Forest Management and Commercial Agriculture have been defined for the first time in our regulations.

The Board noted that most farms or agricultural working lands are exempt from local review by the state. However, there are some instances where a farm or working lands fall below that level of state review. The Board discussed the “value added” threshold, in which, if a farm produces its goods with 51% (minimum) of products from off the farm, they lose that state exemption advantage.

The Board also discussed what constitutes a “working farm”, which is tied to revenue and state permits.

There was some discussion about leased land; if land is leased from a farmer, it would be a conditional use if the crops came off the leased land for an establishment on the leased land.

Conditional uses will need to meet water and wastewater requirements. The Board also reviewed principle uses (grain silo, slaughter house, etc.) which are very much like a commercial business as far as review is concerned, focusing mainly on associated impacts. It was also noted that if the principle use of

a lot closes or ends, the accessory use must as well. This led to some discussion about accessory structures being repurposed or reused. The Board briefly touched on Cottage Industries, which also allow for stand-alone principle use of a lot; so there are lots of options for landowners.

The Board reviewed definitions of Farm Stand vs. Farm Market; not very different, one like a single veggie stand (permitted use) the other more like a multiple vendor event (conditional use).

The Board discussed the importance of good signage which aids in direction/definition/traffic.

Wastewater/Water Allotments: Alex briefly updated the Board on the status of the water allocation ordinance. Eric Bailey and Trever Lashua are working on this. They are talking about when they should do the allocation—at Sketch Plan or Preliminary Platt Approval? They are looking at the interplay between the Select Board and the DRB so the Select Board can prevent DRB approval without allocation. There is a study still underway for capacity and allocations, this is expected to wrap up in late March and will be used in part to base policy on. The report will define water/wastewater service areas with spurs of water service. Development must connect to the town services per zoning (in the village growth area) and it would help if the Ordinance were clear on it as well.

There was some discussion regarding phasing and mixed-use as it relates to allocations. It is still to be determined as to how to divvy up the allocations—by district, over time, etc.

Other Business: Sarah M. made a **motion to close the public hearing and go into deliberative session.** Dick J. **seconded the motion.** The Board went into deliberation on the MacKinnon and Goodrich decisions at 8:45pm.

Respectfully submitted,

Freedra Powers, Recording Secretary