

**Town of Hinesburg
Development Review Board**

April 5th, 2016

Approved 4/19/16

Members Present: Dennis Place, Ted Bloomhardt, John Lyman, Dick Jordan, Greg Waples, Rolf Keilman.

Members Absent: Andrea Bayer.

Representing Applications: Malyn & Alex Dziurszynski, Philip Galiga & Ann Janda, Jeff Davis, Jeff Glassbery.

Public Present: Brian Washburn, Anna Grady, George McCain, Jamie Carroll.

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

Dennis P. chaired the meeting, which was called to order at 7:32pm.

Agenda Changes: There was clarification made to Agenda item: Wind NRG Partners, LLC; Extension to Sketch Plan rather than to Preliminary Plat Approval. There were no public comments for non-agenda items.

Minutes: Greg W. made a **motion to approve as amended the minutes of 3/15/16**. Dick J. **seconded the motion**. The Board voted **6-0**.

Malyn & Alexander Dziurszynski: Conditional Use Review of a Non-Compliant Structure and revisions to a Subdivision Final Plat for two properties located at 90& 108 Shadow Ln in the RR1 & Shoreline Districts. The Applicant is seeking to merge to adjacent properties, remove the 2 existing seasonal camps, and build a year round single family home. Ct'd from 3/01/16.

The Board acknowledged revisions due to new information from the Applicants regarding culvert dimensions. The Applicants are amenable to Board recommendations to eliminate the smaller culvert and moving the larger culvert down to the east side of the property for larger driveway access.

Additionally, the Applicants described plans for a concrete bio retention area of approximately 30 sq. ft. with a rain garden at one end to catch roof run off and direct water to the wooded area to the south. The Applicants described additional grassy garden and rain garden areas. A Douglas Fir hedge line is proposed for the east end of the property as well as a large tree planting on the north side of the house. The proposed rain gardens will not be next to the well. The driveway will be 12' wide and will be done with pavers so as to lessen runoff impacts.

Jamie Carroll spoke from the audience, as an adjacent landowner, he took issue with Cattails being listed as a species in the proposed storm water mitigation plantings for the ditches; those ditches are often dry and Cattails are a wetland plant. Additionally, he wonders if such plantings pose a ditch maintenance concern for the town. He voiced some concern with the species of Douglas Fir as well,

saying they tend to be tall and are likely to impact views. He recommends Red Cedars instead. The Applicants said they have familiarity with Douglas Fir rows and said that the trees can be topped and actually make for great privacy screening. Jamie C. also voiced his concerns with what he deemed a lack of detail in the building height and dimensions. He wonders if it meets all setbacks and reiterated his previously voiced concerns about the creation of uphill roof runoff. Greg W. said he feels that these issues were adequately discussed. Jamie C. again stated that there is not enough detail in the building dimensions and voiced concern that a building may be constructed which is not what was approved. Greg W. said the Board must rely on its approval; otherwise such a concern would become an enforcement issue with the Zoning office. Jamie C. asked about the height restrictions in this zone, noting that the height of the proposed house is not shown. The Applicant provided such elevation data to Mr. Carroll. They went on to explain that the roofline of the new structure will be 8-10' less than that of the existing red camp. They estimate the proposed new home to be 26' at the highest peak to the average elevation. Jamie C. thanked the Applicants for providing the detail. It was noted that this data has not been submitted to the Town or Board yet and should be.

Jeff Davis spoke from the audience, saying he is in support of the project. Regarding the swale, he said, he has personally spent a good deal of money on it—it's a stone lined swale with heavy rip-rap and no check dams—and he requests that it be left as found once this project is complete. Annie G. assured Jeff that per the boilerplate approval language it is clearly stated that the Applicant is to return to rectify any negative impacts. Jeff D. went on to say he also shares concerns about the Cattails being used in the ditch. Additionally, he inquired on exterior siding. The Applicants said they are looking at a standing seam metal and wood combo for the exterior of the home. They are not opposed to improving the site if storm water runoff is not deemed suitable.

Greg W. made a motion to close the public hearing and direct staff to draft conditions of approval. Dick J. seconded the motion. The Board voted 6-0.

Wind NRG Partners, LLC: Amendment to a Conditional Use Approval for an existing building at 60 Riggs Road in the Village NE Zoning District. The Applicant is requesting approval for a third business to occupy a portion of the existing building.

Jeff Glassbery explained that the existing permit allows for up to two businesses in the building; they are asking for a third. There was a reduction in employees and they have consolidated staff to make a new space for a competitive business to come in to the building. The Applicant said they see this as good for NRG as it adds to a full and vibrant workplace and good for the Town as it adds employment.

The Applicants are not proposing any accessory uses. Greg W. asked, if approved, the Zoning Administrator would determine if a use was permitted; what kind of review process and who can grieve such a decision? Annie G. explained that the permit is posted publicly and anyone can appeal a ZA decision to the DRB.

Ted B. said he has no problem with this request. Greg W. said he is also ok with it.

Ted B. made a motion to close the public hearing and direct staff to revise conditional use approval to allow an additional business in the available space on the 1st floor. Greg W. seconded the motion. The Board voted 6-0.

Philip Galiga & Ann Janda: Final Plat Review of a 2-Lot subdivision of an approximately 10.03A parcel located at 119 Lomeadow Road in the RR1 District. Lot 1 would be 7.4A and contain the existing house and associated infrastructure. Lot 2 would be 2.6A and contain a proposed single family residence.

Ted B. recused himself from this discussion.

George McCain presented this Application to the Board, describing Lot 1 as a 7.4A lot with the existing house, well, leech field with a 50' Right of Way for other users of Lomeadow Road. Lot 2, he described as a 2.6A lot for a new single family home. Lot 2 will have municipal water connection and the Applicants are awaiting the moratorium decision for allocation in May.

Engineering plans were reviewed. A storm water swale is proposed along the southern boundary, east-west, along Richmond Road.

There is approximately 4500 sq. ft. of new impervious surface area proposed. The driveway is 14' wide. There is onsite septic.

The Applicant said they could determine the cost effectiveness of a new system in the replacement area vs. a municipal system connection.

Dennis P. suggested that if the Applicants would like to build any structures outside of the building envelope that they revise the envelope to reflect those desires. The Applicants said they are ok with the building envelope as is, noting there is not much buildable area beyond it.

The Applicants were amenable to Board suggestion to move the small triangular portion of land to Lot 1 as a revision to their final plat submission.

Dennis P. **made a motion to close the public hearing and direct staff to draft conditions of approval.** Greg W. **seconded the motion.** The Board **voted 5-0.**

Other Business:

Greg W. made a **motion to close the public hearing and go into deliberative session to discuss the NRG Sketch Plan Extension request, the Haulenbeek/Prindle-Baldwin LLC and the Town Of Hinesburg old police station decisions.** Ted B. **seconded the motion.** The Board **voted 6-0 and entered deliberative session at 8:40pm.**

Respectfully submitted,

Freeda Powers, Recording Secretary