

**Town of Hinesburg
Development Review Board**

June 7th 2016

Approved 7/5

Members Present: Dennis Place, Dick Jordan, Sarah Murphy, Ted Bloomhardt, Greg Waples, John Lyman. Rolf Kielman arrived late.

Representing Applications: Lynn Gardner, Marie Gardner, Kevin Francis, Dawn Francis, Ben Hunt, Gary Thibault, Mary Thibault, David Trevithick, Gillian Trevithick.

Public Present: Sharon Hanlon.

Also present: Annie Geratowski (DRB Coordinator).

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

Agenda Changes: none.

Minutes of 5/17: Greg W. made a **motion to approve as amended the minutes of 5/17/16**. Dick J. **seconded the motion**. The Board **voted 6-0 (Rolf K. abstained)**

Lynn & Marie Gardner: Conditional use review for an accessory apartment on property in the Industrial 1 (I-1) District. The subject parcel is approximately 3.5 acres, developed with the Applicant's single family dwelling with an attached garage, an accessory structure (barn) containing a one-bedroom accessory apartment, and a shed - located at 128 Gardner Circle; parcel number 12-01-10.000. The Applicant is proposing to build a single-story, 15' x 20' addition on the west side of the existing garage, which currently houses an accessory apartment on the second floor.

There was discussion about the water supply and wastewater system for the additional bedroom. The Applicant said that the accessory apartment has an existing septic system that is permitted for one-bedroom. Water for the apartment is supplied via an existing drilled well that is shared with the primary residence. The Applicant is working with a licensed wastewater engineer (Jason Barnard) to amend the existing State wastewater system and potable water supply permit to accommodate a two-bedroom apartment. Greg W. requested the draft decision be amended to include the water information provided by the Applicant.

Greg W. made a **motion to close the public hearing and approve the decision as amended**. Dennis P. **seconded the motion**. The Board **voted 7-0**.

Kevin & Dawn Francis\Ben Hunt: Transfer of Land to Adjoiner. Ben Hunt (592 Magee Hill Road) is proposing to transfer 3.0 acres of land to adjoining Kevin and Dawn Francis (251 Butternut Lane). Both properties are in the Rural Residential 2 Zoning District.

Ted B. made a **motion to find that per Section 2.2 of the Subdivision Regulations the transfer will not constitute subdivision.** Dennis P. **seconded the motion.** The Board **voted 7-0.**

Gary & Mary Thibault: Sketch Plan review of a 2-lot subdivision in Agricultural (AG) Zoning District, which is also a revision to a previously approved six-lot subdivision. The subject parcel (lot 1 of the 2008 six-lot Pinecrest Ridge Subdivision) is approximately 14.59 acres, and is located at the southwest corner of Baldwin and Burritt roads; parcel # 08-01-73.000. The parcel is currently undeveloped and contains an approved building envelope for a single-family dwelling and accessory structures on the northern portion of the property. The existing parcel has approximately 326 feet of frontage on Burritt Road, 250 feet of frontage on Baldwin Road, and over 1,000 feet of frontage on the private right-of-way providing access to lots 2-6 of the Pinecrest Subdivision. (Ct'd from 5/3).

The Applicants said that would like the Board to make a decision concerning Option #2 (their preferred option) and Option #1 as originally presented. The Applicants would like to clarify that Option #2 is in fact a proposal to split lot 1 into two development lots.

Annie G. stated that a second development lot is allowable under the current rural area zoning regulations, which specify that any parcel in existence prior to 11/5/2013, with a minimum of 12 acres of total area, may be subdivided to create one new lot, provided such subdivision meets the standards and requirements of all applicable Town Regulations and is consistent with the intent of the original subdivision approval.

Sharon Hanlon asked if either of the development lots could be further subdivided at a later date. Annie G. explained that the existing lot contained 2 units of development potential. One unit of development potential was being proposed for each new lot, thus no further subdivision was possible under the current zoning regulations.

Ted B. made a **motion to close the public hearing and direct staff to draft conditions of approval.** Dennis P. **seconded the motion.** The Board **voted 6-1.** (Greg W. voted no)

David & Gillian Trevithick: Conditional use review for an expansion to a non-complying single-family dwelling in the Shoreline Zoning District. The subject parcel is located at 146 Sunset Lane East; parcel number 17-20-41.000. This lot as it exists today was created via automatic merger as required by section 2.4 of the Zoning Regulations created when parcel 17-20-40.000 and 17-20-41.000 came to common ownership. The Applicant proposes to tear down an existing single-story dwelling and rebuild a two-story home within the footprint of the existing structure.

Rolf K. asked about the four provisions of section 5.10.3 #4 regarding expansions of non-complying residential structures. The Board reviewed these provisions.

Greg W. asked if additional bedrooms were proposed. The Applicant said that the number of bedrooms would not increase.

Ted B. made a **motion to close the public hearing and approve the decision as written.** Greg W. **seconded the motion.** The Board **voted 7-0.**

Other Business:

* Kevin Cheney resigned as an alternate DRB Member. The Board now has vacancies for 1 full member and 1 alternate member.

* Recording Secretary Freeda Powers resigned.

* June 21, 2016 DRB meeting will start at 7:00 p.m. at a site to be determined. The Board will be visiting completed subdivisions in the rural zoning area.

Greg W. made a **motion to close the public hearing and go into deliberative session**. Ted B. **seconded the motion**. The Board entered deliberative session at 8:20 pm.

The Board came out of deliberative session and adjourned at 8:50 pm. The Board approved the following decisions:

- Nancy Jenkins, LLC final plat application 6-0;
- Spencer sketch plan application 6-0;
- St. Jude's the Apostle Church site plan application 6-0; and,
- O'Neil 3-lot final plat application 6-0.

Respectfully submitted,

Annie Geratowski, Development Review Coordinator