

Town of Hinesburg
Development Review Board
September 06, 2016
Approved October 4, 2016

Members Present: John Lyman, Ted Bloomhardt, Dennis Place, Rolf Kielman, Sarah Murphy arrived at 7:33 pm, Greg Waples arrived 7:36 pm

Members Absent: Dick Jordan

Representing Applications: Richard Faesy, Erik Engstrom

Public Present: Kyle Bostwick, Nouman Thisans, Patrick Poulin, Rich Spitzer, Bob Zondlo, Rodney Putnam, Theron Main, Jeff Glassberg, Brad Friesen

Also Present: Dawn Morgan (Recording Secretary) and Alex Weinhagen (Director of Planning & Zoning).

Dennis P. chaired the meeting, which was called to order at 7:31 pm.

Agenda Changes: None.

Public Comments for Non-Agenda Items: None.

Minutes of 08/16/16: John L. made a **motion to approve the 08/16/16 minutes as written.** Ted B. **seconded the motion.** The Board voted **4-0.**

Town of Hinesburg - Old Police Station/Energy Futures Group (EFG): Final plat review – revision to a previously approved 2-lot subdivision and planned unit development (boundary adjustment & setback waiver). Original approval was granted on 4/5/16. The property is located on the west side of Route 116 and south of Farmall Drive in the Village Zoning District.

Alex W. explained that this item is two applications involving the same property, and that the Town is the Applicant for the PUD boundary adjustment and setback waiver requests. He then briefly reviewed the history of the subdivision application, which was previously approved by the Board on 04/05/16.

Alex W. said that the previous application did not take into account the extra building width needed to facilitate additional insulation and siding. As a result, the application revision is for a slight adjustment to the northern boundary of lot 2 to ensure the renovated building will meet the 10-foot minimum side yard setback.

In addition, Alex W. said that the existing roof line is not in compliance with setback regulations and never has been. This, coupled with the additional building width, presents a need for a

waiver so that there is a record of where the setback is. He further stated that the front porch of the building is approximately 1 foot from the existing Rte 116 right of way.

Ted B. said that this seemed minor, and Dennis P. agreed. Ted B. asked if the project has already been surveyed and Alex W. replied that it has been and the survey has been updated for accuracy.

There were no public comments. Ted B. made a **motion to approve the draft as written**. Dennis P. **seconded the motion**. The Board **voted 6-0**.

Town of Hinesburg - Energy Futures Group (EFG): Sign review for a new free-standing commercial sign. The property is located on the west side of Route 116 and south of Farmall Drive in the Village Zoning District.

The Applicant, EFG represented by Richard Faesy, said that they have been working closely with Alex W. to ensure their sign design is in compliance with regulations. The free-standing sign will be approximately 10.6 square feet, which the Applicant notes is within the 16 square foot regulation limit.

The Applicant said that they hope to have room in the property for 1-4 businesses, including the Applicant. The sign would have the capacity to list all of the businesses in the building and be lit by a goose-neck style LED light that would be shut off when the building is not occupied.

Ted B. asked if the proposed sign location is where the previous sign was (when the property was occupied by the Police Department). Alex W. replied that to his recollection there was a sign attached to the building, but not a free-standing sign.

The Applicant continued, saying that the sign would be setback 3 feet from the sidewalk so as to not conflict with snow plowing. Sarah M. asked for clarification on where the 3-foot setback recommendation came from. Alex W. explained that although it is not part of formal regulations, it seemed prudent to place the sign out of the path of snow plows.

There were no public comments. Greg W. made a **motion to approve the draft as written**. Sarah M. **seconded the motion**. The Board **voted 6-0**.

Iroquois Snow Beavers: Conditional use review for development in a flood hazard zone. The Applicant is proposing to add fill and replace a snowmobile bridge over Patrick Brook on a 46.2-acre property owned by David Lyman located west of Route 116 near the LaPlatte River in the Agricultural Zoning District.

Iroquois Snow Beavers snow mobile club was represented by Erik Engstrom. The Applicant explained that the group is a volunteer organization that is part of the Vermont Association of

Snow Travelers (VAST). The group is applying to replace a failed bridge over Patrick Brook. The bridge is located in the floodplain of Patrick Brook and the LaPlatte River.

The Applicant said that the group plans to increase the length of the old bridge by 2 feet on either side (a total length of 30 feet). This would increase the abutment elevation by 2 feet and allow floodwater to flow more freely under the bridge. The girders would be constructed of high tension poles, which are flood resilient materials. The decking and railings would be made of pressure treated wood.

The Applicant continued, saying that the 2 feet increase in elevation will result in the need for ramping and fill at either end of the bridge. The group plans to use earth fill covered in winter rye to help prevent erosion.

The Applicant said that they have consulted with Milone & MacBroom, Inc. for hydraulic modeling to help ensure that the addition of the bridge would not increase river levels. Additionally, the bridge will be fitted with a cement pylon & cable tethering system to hold it in place during a flooding event.

Greg W. asked what kind of materials will be used for fill. The Applicant responded that Milone & MacBroom indicated that topsoil planted with grass seed would be appropriate for this project. There was general discussion about options for the fill. Ted B. noted that the bridge is not located in a high velocity floodplain. Rolf K. asked for clarification on retention design. The Applicant described the girders, trusses and noted that the ramp timbers themselves will also help act as retention.

Alex W. noted that the State responded today indicating that there were no compliance issues with developing the bridge in a flood zone. Additionally, he mentioned that it could be in the Applicant's best interest to complete the project prior to any fall weather events, as the grass seed will need time to establish itself. He further suggested that the group might plan for additional mulch and/or mesh fabric designed for seeding on steeper slopes.

Greg W. inquired as to who the Town should contact if there are maintenance issues or questions later. The Applicant indicated that the owner of the land, David Lyman, would be the person to contact and he would in turn contact the Iroquois Snow Beavers. The Applicant further confirmed that they do have the resources for repair or replacement issues, should they arise.

John L. disclosed that David Lyman, the land owner, is his father. In order to avoid the appearance of a conflict of interest, John L. recused himself from voting on this item.

Dennis P. opened discussion to the public. Kyle Bostwick, an adjoining landowner, spoke in support of the bridge.

There was discussion suggesting updates to the draft.

Ted B. made a **motion to approve the written draft as amended**. Dennis P. **seconded the motion**. The Board **voted 5-0**.

Other Business:

News/Announcements

- Alex W. updated the Board on the status of the search for a new DRB Coordinator.
- Alex W. mentioned that the Town Select Board has set a public hearing date of 09/12/16 for solar project screening requirements.
- Alex W. told the Board that the new water system is now online. There was general discussion surrounding the new system and its impact on the town.
- Alex W. said that there are no applications for the next meeting and currently none for the 10/04/16 meeting.

Wind Energy Associates: Request for a second six-month extension of Sketch Plan Approval granted on 10/20/15 for a major subdivision and PUD located on the east side of Rte 116 in the Village Zoning District.

Greg W. **made a motion to approve the sketch plan approval draft as written**. Dennis P. **seconded the motion**. The Board **voted 6-0**.

Dennis P. made a **motion to adjourn**. Ted B. **seconded the motion**. The Board **voted 5-0**, Rolf K. was not present for the vote.

The meeting adjourned at 8:14 pm.

Respectfully submitted,
Dawn Morgan, Recording Secretary