

Town of Hinesburg
Development Review Board
December 20, 2016
Approved January 17, 2017

Members Present: Greg Waples, Ted Bloomhardt, Dennis Place, Dick Jordan, Sarah Murphy arrived at 7:48 pm.

Members Absent: John Lyman, Rolf Kielman

Representing Applications: Sheri Hanlon.

Public Present: Gordon W. Miller.

Also Present: Dawn Morgan (Recording Secretary), Alex Weinhagen (Director of Planning & Zoning), Mitchel Cypes (DRB Coordinator & Zoning Administrator).

Dennis P. chaired the meeting, which was called to order at 7:34 pm.

Agenda Changes: None.

Public Comments for Non-Agenda Items: None.

Minutes of 12/06/16: Ted B. made a **motion to approve the 12/06/16 minutes as amended.** Greg W. **seconded the motion.** The Board voted **4-0.**

Sheri & Brian Hanlon: Sketch Plan Review for a 2-lot subdivision. The applicants are proposing to subdivide their 12.10-acre property located at 802 Baldwin Road in the Agricultural Zoning District. Lot 1 would be 8.55 acres and would include the existing house, garage/barn and pond. Lot 2 would be 3.55 acres and would include a proposed house site.

The Applicant described the project and gave a brief history of the property. She explained that there is a knoll, or hill, in the region of the subdivision line which would help screen both the existing home on the proposed Lot 1 and the potential home on the proposed Lot 2. The Applicant noted that a new home built on Lot 2 could potentially be visible to a new home built on a neighboring lot (recently approved). She said that they plan to sell the lot along with a building envelope.

Dennis P. asked if they plan to create an access off of Burrirt Rd. and the Applicant confirmed. She said that there is already an appropriate place to create the access where there are few trees. Dick J. asked how far the access would be from the other section and Mitch C. said it was about 300 feet.

Greg W. asked if a neighboring property, owned by Suki Flash, had any well rights on the property. The Applicant said that there is a shallow well on the proposed Lot 2. Greg W. asked if it is a well or a replacement well site, and Dick J. followed by inquiring if it is a physical well. The Applicant confirmed that it is a physical well and said that her home is not currently connected to it. She said that they access 2 newer wells closer to her house. The Applicant said that a former cabin on Suki's property accessed the well at one time. She also said that she believes the home across Baldwin road currently accesses the well.

Greg W. asked if there is an easement in the Applicant's current deed and the Applicant confirmed that there is, and that it would transfer with the sale of Lot 2. Ted B. asked if the well was sketched into the building envelope, and the Applicant replied that it is not actually in the envelope but is on that piece of property.

Dick J. said that if it is actually providing water to the house across the street then there should be a 20 foot right of way to allow for the pipe. Dick J. said that the right of way should be located entirely on one lot or the other. Greg W. also said that there should also be a shield area for any proposed septic sites.

Dick J. asked if staff saw any issues with the driveway and Mitch C. said that there were not. Dick J. asked if the Applicant's intention was to share a well or if the buyers would install a new well. The Applicant said the plan would be to have the buyers install a new well for their lot.

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 4-0**.

Other Business:

- **On the Record Review discussion (cont'd from 12/6)** – Greg W. suggested that the discussion be continued to a later meeting when more Board members were present. All agreed.
- **News/Announcements/Correspondence** – Mitch C. reported that he has 2 projects coming up (Hinesburg Center and a project involving the Cheese Plant property). He said that with the holidays it might be a challenge to put together reviews by the January 3rd meeting. Greg W. encouraged the Board to give Mitch C. as much time as needed. Mitch C. said that the January 17th meeting would be good timing. Alex W. said that there would be nothing else on the agenda and Dennis P. suggested canceling the January 3rd meeting. All agreed.

Dennis P. made a **motion to adjourn**. **Ted B. seconded the motion**. The Board **voted 5-0**.

The meeting adjourned at 7:51 pm.

Respectfully submitted,
Dawn Morgan, Recording Secretary