

**Town of Hinesburg
Planning Commission
February 24, 2016
Approved 4/13**

Members Present: Dennis Place, Maggie Gordon, Aaron Kimball, Jeff French, James Donegan and Russell Fox. Rolf Kielman arrived at 8:10pm. Absent: Joe Iadanza.

Also present: Alex Weinhagen (Director of Planning & Zoning) and Freeda Powers (Recording Secretary).

Public Present: Tim Casey

Maggie G. chaired the meeting, which was called to order at 7:33pm.

Agenda Changes: There were no changes to the agenda. There were no public comments for non-agenda items.

Solar Array & Commercial/Industrial Screening Standards: Ct'd from 1/13 & 1/27, 2/10. The Board reviewed Version 1 & Version 2 of draft revisions. Notably, Site Plan review covers landscaping so it has been deleted from Version 2. (It is also picked up under 4.3.8 and in the new standards regarding erosion control). This will eliminate some duplicity.

Jeff F. said he is in favor of Version 2 specifically in #2 which he feels is simple, clear, and covers concerns around existing surroundings.

James D. suggested clarifying 5.6.5 "exception of solar" to "including".

Tim Casey spoke from the audience, saying the last sentence of the purpose statement regarding Industrial Districts, are they considered rural according to this language? It sounds like the language divides the town into the Village and everything else being considered rural. The Board discussed revising the sentence to address Tim's concern. Overall, the Board felt that the revisions reflect their goals in Version 2.

Jeff F. made a **motion to approve Version 2 with modified edits to go on to the Select Board.** Russell F. **seconded the motion.** The Board **voted 7-0.**

Village Growth Area Zoning Revisions: The Board continued their inventory review of the village. Of interest: there are not a lot of multi-use structures; in residential, there is a high percentage in Multi-Family Buildings. There are not a lot of units in 5+ unit structures which was noted since most of the large development projects coming in now are in this category. The Board agreed they would like numbers added to the Town Plan. The Board agreed a map to accompany the numbers would also be helpful (basic boundary of study area) and agreed trend data would also be interesting and informative.

Commercial composition numbers still need to be refined and the Board agreed that square footage would be good to incorporate. Also noteworthy: 71% of existing buildings are 2-story, 93% of buildings have peaked roofs and 58% have front porches. 80% of existing structures are residential.

Dennis P. voiced his interest in school impacts of development projects.

Wastewater & Water Allocation Ordinance Revisions: The Board discussed the Select Boards proposal of a 2-part model to update the ordinance in small measures now and later a more complete version with phasing, percentages etc. will be comprised. The Select Board would like applicants to not get WW allocation without Water and vice versa. Hopefully the capacity study to be completed in March will give some guidance.

Minutes from 2/10/16: James D. **made a motion to approve as written** the minutes of 2/10/16. Dennis P. **seconded the motion.** The Board **voted 7-0.**

Other Business: Town Meeting will be held on Monday and Tuesday is voting day. Rolf K. announced he will be the newest DRB Alternate.

Rolf K. made a **motion to adjourn.** Maggie G. **seconded** the motion. The meeting adjourned at 9:49pm.

Respectfully submitted,

Freedra Powers, Recording Secretary