

Town of Hinesburg
Planning Commission
March 9, 2016
Approved 4/13

Members Present: Joe Iadanza, Maggie Gordon, Aaron Kimball, Rolf Kielman. Jeff French arrived at 7:34pm. Absent: Dennis Place, James Donegan and Russell Fox.

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

Public Present: None

Joe I. 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.

Miscellaneous “housekeeping” Zoning & Subdivision Reg Revisions: The Board began the process of addressing years’ worth of regulation touch-ups, clean-ups and language changes to the Subdivision Regulations. Going one by one on the 16 pages of items, the Board decided the following:

- 1) Re: septic system installation certification prior to certificate of occupancy; Board agreed, state reviewed/strike the second sentence.
- 2) Re: Outdoor light fixtures; Board needs more time and thought on this item/not prepared to decide tonight.
- 3) Re: trail design standards; Lenore Budds’ documents were not present therefore the Board could not discuss this item in full.
- 4) Re: Subdivision sketch plan submission requirements; A procedural item, the Board agreed to suggested changes.
- 5) Re: Buffer Zone between wells and Ag operations; the Board agreed to hold onto it, they agree with and support the intent and changed language to “shall”.
- 6) Re: Minor subdivision revisions/amendments, Section 7.7; the Board agreed suggested changes make sense.
- 7) Re: Digital submissions; the Board agreed to suggested update.
- 8) Re: Boundary line adjustments, Transfer of land, and Lots for Ag/Forest/Conservation; the Board agreed this issue requires further review.
- 9) Re: Language and Reference updates to Article 1; the Board asked Alex W. to provide a reference.
- 10) Re: Camping vehicles definition and ability to use as a residence; the Board discussed this and Mobil Home definition and replacement with non-mobile homes and did not make a final decision.
- 11) Re: Zoning permits even after a DRB conditional use approval has been granted; the Board was in favor of suggested changes to streamline the process.
- 12) Re: Outdoor Light Fixtures; The Board agreed this has already been discussed.
- 13) Re: Handicapped parking space dimensions; the Board agreed to acknowledge and turn to federal standards.

- 14) Re: Landscaping planting specifications; the Board agreed this is a larger discussion item.
- 15) Re: Accessory apartment size allowance; the Board agreed that this is an important issue which they will revisit with a logical %. Other impacts also must be considered (parking, etc.).
- 16) Re: Sign regulations & LED signs; the Board felt that this was a larger discussion item.
- 17) Re: Site Plan review section reminder about energy standards; the Board agreed to recommended changes.
- 18) Re: Setbacks required for “all” land development; the Board agreed with recommended language changes to reflect better clarity in requirements.
- 19) Re: Site Plan review/Sidewalks and Trails; the Board was in favor of language update to reflect whole growth area.

Minutes from 2/24/16: Minutes were not provided in time for tonight’s meeting and were deferred.

Other Business: The Board acknowledge correspondence regarding the Sun Common solar project on the Brown property. The wetland delineation has been done resulting in some revisions to the design/layout. The Board also acknowledged correspondence from the Vermont Gas Systems attorney regarding eminent domain at Geprags Park.

Aaron K. made a **motion to adjourn**. Rolf K. **seconded** the motion. The meeting adjourned at 9:29pm.

Respectfully submitted,

Freeda Powers, Recording Secretary