

# Town of Hinesburg Planning Commission

April 27, 2016

Approved 5/25

Members Present: Joe Iadanza, Maggie Gordon, Russell Fox, Jeff French, Dennis Place, and Aaron Kimball, James Donegan.

Absent: Rolf Kielman.

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

Public Present: Bob Hyams (Conservation Commission)

Joe I. chaired the meeting, which was called to order at 7:33pm.

**Agenda Changes:** There were no changes to the agenda.

**Public Comments for Non-agenda Items:** None.

**Town Plan—Draft 1—Review Chapters 1-3:** The Board began review of the 1<sup>st</sup> draft of the revised Town Plan. Goals are specified by section. The Board would like to have something like the top 10 goals all listed together, perhaps in the intro portion. Chapter 10 has a table for all of the goals (a statutory requirement). Alex W. will provide the Board with a link to all 14 required elements.

Jeff F. asked that the formatting be changed as it is a bit unclear and confusing the way the Goals & Actions are numbered.

James D. asked if the Town owns the Masonic building. Alex W. will look into this.

## Chapter 1: Introduction

Aaron K. said he feels that the Vision Statement is buried (pg. 6) and feels it should either be moved up or be reformatted to be the start of a new page. Make it more visible.

The Board agreed to change language when referring to Hinesburg from “it” to “we” and also agreed to change the vision statement format from sentence/paragraph to bullet points.

Bob H. spoke from the audience, saying he has read the Natural Resources section; there’s a lot there, which is good. The Conservation Commission will likely have comments/feedback.

## Chapter 2: Demographics & Housing

The Board agreed this chapter could be shortened by putting the demographic data in the appendix per Rolf K.’s prior suggestion. Joe I. said the demo data could also be added to the town history section, or be on its own. Bob H. said the demographic data is very interesting.

The Board discussed deleting 2.5.3. and agreed that 2.5.5 and 2.2.1 should be updated or deleted.

Regarding affordable housing, Maggie G. wondered if we need to specify that as affordable, elderly or disabled housing. She suggested we could create specific density #s per each type. Alex W. said there is

congregate housing which touches on this but which is not as specific. Dennis P. also wondered why we are restricting this category to the Village Growth Area. Alex W. cited access to services as a main benefit. Jeff F. cautioned against “sprawl” into rural areas. The Board discussed and agreed to specify VGA or other areas as appropriate. Dennis P. said he feels that despite what the Town Plan language says about prioritizing plans to increase the availability of affordable housing, we are in fact doing the opposite. He said we must start thinking about it or there won’t be growth *or* affordable housing anywhere. Joe I. agreed, and said he understands the concern but concurred that proximity to services is important. Dennis P. said restrictions to subdivision also negatively impact growth potential.

Jeff F. urged a consideration of priorities; is our priority affordable housing, or is it controlling and containing density? This should be considered in terms of the vision statement.

Regarding the census data, Maggie G. feels the data is accurate and said it likely reflects an aging population. The Board discussed data showing an increase in households receiving SNAP Benefits and a decrease in median household income.

Figure 6 has been expanded in this revision. Figure 7 is new.

### Chapter 3: Land Use

The Board feels that the Actions in 3.2 adequately and accurately reflect their recent discussions. 3.1.6 seems mute at this moment. 3.1.2 needs to improve the growth area vision while being sensitive to municipal resource limitations.

Maggie G. asked if 3.6.4 & 3.6.5 should be removed as they have already been taken care of. Alex W. explained that Act 250 must respect the language if it is left in. The Board agreed to leave it in.

Regarding 3.8; Joe I. feels that we should add Shoreline, etc. and noted revisions to RR1 density and Shoreline revisions to protect water quality.

**Minutes of 4/13/16:** Maggie G. **made a motion to approve as amended the minutes of 4/13/16.** Dennis P. **seconded the motion.** James D. abstained. The Board **voted 6-0.**

### **Other Business:**

\*Magee Hill Rd. solar array (Encore Redevelopment & VT Electric Cooperative) 45-day pre-application notice received; to be discussed in more depth at the 5/11 PC meeting.

\*SelectBoard may discuss solar screening standards in June.

The meeting adjourned at 10:01pm.

Respectfully submitted,  
Freeda Powers, Recording Secretary