

**Town of Hinesburg
Planning Commission
August 24, 2016
Approved September 14, 2016**

Members Present: Maggie Gordon, James Donegan, Rolf Kielman, Dennis Place, Joe Iadanza, Barbara Forauer, John Kiedaisch, Jeff French departed at 8:42 pm

Members Absent: Russell Fox

Public Present: None

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

Joe I. chaired the meeting, which was called to order at 7:31pm.

Agenda Changes: Addition of a discussion led by John K. regarding a recent item in the Burlington Free Press regarding zoning regulations and their effect on housing prices.

Public Comments for Non-Agenda Items: None.

Town Plan – top ten priority action items – cont’d from 7/27 & 8/10 meetings: The Commission continued working together prioritizing and consolidating redundancies. They were able to complete items 5.6, 5.7, 7.4, and 3.3. John K., Rolf K. and Alex W. will continue to refine sections 5.3, 3.5 and 3.6 before the next meeting. Alex W. will work on having a 2nd draft prepared for review at the 09/14/16 meeting.

Item in the Burlington Free Press regarding zoning regulations and their effect on housing prices: John K. said that the piece sparked his curiosity about how the size of zoning regulations, as measured in number of pages, might impact the overall effectiveness of the regulations. John K. said that he had done some research and then listed the sizes of Hinesburg’s regulations in comparison to neighboring towns. There was general discussion about whether regulation size was a comparable metric given the differences in town sizes, stages of development, and writing styles.

Minutes of 08/10/16 Meeting: Maggie G. **made a motion to approve the 08/10/16 minutes as written** and John K. **seconded the motion**. The Board voted **7-0**.

Other Business & Correspondence:

- Alex W. reminded the Commission that the September meetings will be held on 09/14/16 and 09/28/16.
- Alex W. reminded the Commission that the Select Board public hearing will be on 09/12/16. He also said that he had emailed the group information regarding the PSB's municipal energy plan.
- Dennis P. said that he has continued working with GMP on getting 3-phase power down Rte 116 through the Industrial 1 District. The first price quote he received from GMP was \$194,000. He noted that GMP is working on energy portfolio initiatives that could potentially result in zero cost to the Town. He will continue to work with GMP on this.

Joe I. **made a motion to close the meeting and adjourn.** Rolf K. **seconded the motion.** The Board voted **7-0**. The meeting adjourned at 9:34 pm.

Respectfully submitted,
Dawn Morgan, Recording Secretary