

Town of Hinesburg
Planning Commission
September 28, 2016
Approved October 12, 2016

Members Present: Maggie Gordon, John Kiedaisch, Russell Fox, James Donegan, Dennis Place, Joe Iadanza, Jeff French, Barbara Forauer.

Members Absent: Rolf Kielman.

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 7:30 pm.

Agenda Changes: None.

Public Comments for Non-Agenda Items: None.

Town Plan Revision – Review Draft 2 (cont'd from 9/14/16 mtg):

The Commission continued its review of the Town Plan 2nd Draft, with general discussions regarding grammar and wording. John K. suggested adding language in Ch. 6 encouraging the community to join Town committees.

John K. asked if the Plan's goals and action items regarding the Town's sewage treatment facility are adequate, given the potential future cost to meet State standards for treatment. Alex W. responded that the language currently in the Plan is probably sufficient as the Town Select Board, Town Administrator and Planning Commission are all in agreement about it being a critical item. He said that Staff will provide the Select Board with an updated version of an allocation policy in the new year, which will tie in with the budgeting process. There was further discussion regarding the consultant's report and how it will relate to the Select Board's review process.

John K. discussed his concern that specifying a cap of 1 acre of land is too large for ground mounted solar installations within the Village area. He said that his underlying concern is losing green space and high density development opportunities to ground mounted installations. He further noted that he is a supporter of solar energy, but believes the larger installations should be located outside of the Village area.

There was discussion about how specific to be in the Plan, given the Public Service Board will look to the Plan when reviewing projects. Russel F. noted that there are areas within the Village that are not of high building potential and are not highly accessible, so an installation up to 1 acre of land might make sense

even though they are within the Village area. Alex W. said that he would work on language clarifying this topic for the 3rd Draft.

Barbara F. noted that Ch. 9 (Cultural Resources) was short and not as easy to read as the other chapters. Alex W. confirmed that yes, the chapter really only discusses historical buildings as there has not been much input from the community to document other resources such as the Town's people, events, farming and milling history, etc. He said that assistance from the community would be helpful. There was general discussion regarding adding buildings to the national registry and the potential barriers and limitations involved.

The Commission was able to complete its review of the 2nd Draft. There was agreement that the Commission feels ready for a public hearing, and Alex W. said that he would warn a hearing for the Commission's first meeting in November.

Minutes of 09/14/16 Meeting: Maggie G. **made a motion to approve the 09/14/16 minutes as amended** and John K. **seconded the motion**. The Board voted **7-0**. Joe I. abstained.

Other Business & Correspondence:

- Solar screening regulations adopted by Select Board 9/12 (effective 10/3). Alex W. reported that he has already received an inquiry from a solar company asking for information regarding the new regulations.
- State required agricultural practices (RAP) – final proposal released 9/14. Alex W. reported that the State has forwarded the proposal to the Legislative Committee on Administrative Rules for review. He believes that will happen in the coming months.

Maggie G. asked if Alex W.'s previous concerns had been addressed in the proposal and he responded that they had not. He believes the stream buffer requirements are too small (25 ft. on streams, 10 ft. on ditches, which was the statutory minimum in Act 64). He said the requirements could have been greater but the Agency of Agriculture decided to use the minimum.

Alex W. said that there is more information the Agency of Agriculture's website and that there will be a discussion at the next Planning and Zoning forum.

- Town revolving loan fund now accepting applications. Alex W. said that he met with the Economic Development Commission and they said the loan fund is now operational. He discussed the history of the fund and how it will work going forward.
- Required agricultural practices (RAP). The Vermont League of Cities and Towns will be offering a Planning and Zoning forum in November. They will be discussing the Public Service Board's new parameters for Town Plans, RAP, and a few other relevant items. He said he would register any Commission members who are interested in attending.

There was discussion about the Commission meeting schedule during the holidays and the group confirmed that they will meet on November 23rd as scheduled.

The meeting adjourned at 8:50 pm.

Respectfully submitted,
Dawn Morgan, Recording Secretary