

**Town of Hinesburg
Planning Commission**

December 14, 2016

Approved December 28, 2016

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

Members Absent: None.

Public Present: Wade Snyder

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

Joe I. chaired the meeting, which was called to order at 7:32 pm.

Agenda Changes: None.

Public Comments for Non-Agenda Items: Wade Snyder inquired about why the convenience store next to the library was not required to keep their redemption center after rebuilding. Alex W. replied that it is not a Town requirement, and general discussion followed regarding current available redemption center locations. Wade S. also commented that bicycling in the area is also difficult due to, and there was general discussion regarding the challenges of addressing the issue.

Town Plan Revisions (Cont'd from 11/23 mtg) – Continue discussion of possible revisions based on feedback to date:

Peter Modely Comments - Joe I. and John K. made the suggestion that the comments were more relevant for a zoning discussion rather than for the Plan. Maggie G. noted Peter's concern for "starter housing" for those who are predominately employed in the Burlington area. Alex W. said that the comments seemed philosophical in nature and that Peter sounded generally opposed to growing the village at all. Joe I. said that, even though there has been some controversy the town has decided to move forward with plans for growth and he does not think that the Board wants to change direction now. John K. said that he would not mind seeing more emphasis on starter housing to draw young people to the town, and Alex W. said that Chapter 2 refers to affordable and reasonably priced housing, which is for people entering the housing market. No changes made to the Plan based on the comments.

Pat Mainer Comments – Pat M. made 2 comments regarding the Town Forest and its inclusion on the National Register of Historic Places. The Commission agreed to incorporate her suggestions into the Plan.

Conservation Commission Comments - The Conservation Commission (CC) made several suggestions to enhance the Plan's language regarding ecological impact and development in wetland and flood hazard areas. The Commission discussed these points at length. Some of the suggestions were incorporated, some were not, and some were combined with existing items to reduce redundancy.

The CC suggested highlighting the Land Acquisition Fund and developing a mechanism for regular contributions to the fund. There was some discussion about how the fund has been utilized in the past, how it currently works and how that compares to what other towns do. The Commission agreed to incorporate the suggestion as Action Item 5.1.3, with additional modifications to Item 5.3.2.

The CC suggested including conservation as part of resident groundwater education, moving Item 5.7.2 to the chapter about Community Facilities, and include Town-wide mapping in Item 5.8.2. The Commission agreed with all three suggestions.

Andrea Sambrook (Annette's Preschool) Comments - Several suggestions were made to modify the section about the preschool. Andrea S. also provided several photos to be included in the section. The Commission agreed with the suggestions.

Andrea Morgante Comments – Andrea M. suggested in Item 3.1.2 that infrastructure limits must include the ability to address stormwater and that the town cannot rely on the State stormwater regulation and permits to protect these waters. There was general discussion about how/where to incorporate this suggestion and Alex W. said he would include some language in the narrative on p. 51.

Andrea M. suggested adding an Item to Goal 2.2 addressing green or built stormwater infrastructure needs within the village growth area to maintain the water quality standards of Patrick Brook and the LaPlatte. The Commission felt that this suggestion was already addressed by incorporating Andrea M.'s previous suggestion into p. 51.

Andrea M. made a suggestion for Item 3.3.5 regarding the consideration of green spaces, wildlife corridors, riparian buffers, open agricultural land, etc. The Commission adjusted the Item to include the village area. The Commission also modified the language of Item 3.3.1 to encourage consideration of wildlife corridors in project design.

Andrea M. suggested addressing stormwater within the existing village area to facilitate the infill and/or redevelopment of buildings in Item 4.2. The Commission agreed to incorporate language regarding infrastructure and infill.

Minutes of 11/23/16 Meeting: Maggie G. **made a motion to approve the 11/23/16 minutes as amended** and John K. **seconded the motion**. The Board voted **7-0**. James D. and Jeff F. abstained.

Other Business & Correspondence:

- **Zoning overhaul and FY 17-18 budget (grant rejection and possible work around)** - Alex W. reported that the Town did not receive the grant for the zoning overhaul project. He said that because the Planning & Zoning department has been understaffed, there has been a budgetary savings and it might be possible to direct some of those funds toward the project in the FY17-18 budget year. Alex W. also said that there may also be funds available from the coming budget currently earmarked for future Commission projects. He said that this would limit the capacity for future projects, but could help the zoning overhaul project move forward.
- **Schedule for annual check - in with Selectboard** - There was general discussion about scheduling a check-in with the Select Board sometime in January.

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

Respectfully submitted,

Dawn Morgan, Recording Secretary