

Town of Hinesburg
Planning Commission
December 28, 2016

Approved January 11, 2017

Members Present: John Kiedaisch, Dennis Place, Russell Fox, Barbara Forauer, Jeff French

Members Absent: Maggie Gordon, James Donegan, Joe Iadanza, Rolf Kielman

Public Present: None.

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

Dennis P. chaired the meeting, which was called to order at 7:31 pm.

Agenda Changes: None.

Public Comments for Non-Agenda Items: None.

Town Plan Revisions (Cont'd from 12/28 mtg) – Continue discussion of possible revisions based on feedback to date:

Andrea Morgante Comments – Andrea M. suggested adding a statement to Goal 5.5 regarding education for relevant Town Boards and Commissions on State stormwater permits address, and the consequences to the Town once surface waters are declared impaired. She also suggested that action item 5.6.2 should consider the need to develop regulations that force developers of undeveloped village areas to design and build either green or regular stormwater systems that will prevent impairment of surface waters with no net increase of runoff from the site.

The Commission discussed the suggestion at length and concluded that Andrea M.'s intent was to note that current State stormwater regulations are not adequate and if an event resulted in impaired waterways the Town could be liable for the after effects. There was further discussion about how best to incorporate the comment into the Plan. The Commission's feeling overall was that even if the State's current standards were determined to be low, it would be difficult and cost prohibitive for the Town to identify and develop their own higher standards. The Commission agreed to add language to section 5.6.2 about reviewing and revising the Town's stormwater requirements for new development to ensure that waterways do not become impaired.

Andrea M. suggested that item 5.7.3 should also define low yield wells and those areas where radon is known. She also suggested adding language to consider zoning density changes in areas of low yield

wells and then labeling those areas. After some discussion, the Commission decided to continue handling low yield issues on a case-by-case basis and left item 5.7.3 as written.

Andrea M. suggested adding an action item 5.5.4 to go beyond compliance with regulations, perform analysis and engineer solutions to address and treat stormwater. After some discussion about the challenges to this suggestion the Commission decided not to add the item.

Andrea M. suggested adding language to section 5.8 to review and fund a field study to ensure that wetland areas listed on the UMASS wetland maps are also listed on the State wetlands map. She also suggested ensuring that all class 2 wetlands are listed on the State maps and encouraged working with UVM to classify the Carse Beaver Pond area as a Class 1 wetland. The Commission decided to incorporate the suggestion about ensuring that the UMASS and State maps are aligned, but determined the suggestion about Carse Beaver Pond was too specific for the Plan document and more appropriate as a Conservation Committee initiative.

Andrea M. suggested adding to Goal 5.9 the creation of regulations that don't allow any development or fill in floodplains. The Commission discussed the suggestion and noted that they had considered similar suggestions previously and had determined the current language to be effective. No changes were made.

Trails Committee (TC) Comments – The TC suggested adding an action item under Goal 6.3 to plow and add appropriate signage to specific winter parking areas where people can legally park during the day to gain recreational access to unpaved roads during the winter. Rather than adding the item, the commission modified the language of item 6.2.7 to consider year-round parking areas to facilitate access.

The TC suggested improving shoulders on specific roads for the safety of cyclists and pedestrians. After some discussion, the Commission decided to broaden action item 7.2.3 by removing the word “gravel”.

The TC suggested adding language to item 7.5.6 to include the overgrown or washed out sections of specific roads. The Commission agreed that the suggestion was too specific for the Plan and no changes were made.

The TC suggested adding language to the first full paragraph of the text on p. 87 “...many paved Town roads, resulting in dangerous conditions for cyclists and pedestrians”. The Commission agreed to modify the paragraph.

The TC suggested adding language to the last bullet on p. 88 adding a timeline to the Stella Road public road connection. The suggestion was made to keep the presentation consistent with previous bullet items. The Commission agreed to modify the item.

The TC suggested strengthening the language in the end of the first full paragraph on P. 89 by saying “...speed enforcement is challenging, and pedestrian and bicycle use of this road remains extremely dangerous.”. The Commission agreed to modify the paragraph.

The TC suggested several changes to improve the legibility of Map 13. Alex W. suggested that he could make the changes to the map and the Commission agreed.

Affordable Housing Committee (AHC) Comments – The AHC suggested expanding the Top Priority Actions to include a portion of action item 2.1.2 encouraging affordable and reasonably priced housing Town-wide. The Commission agreed to add the language to the Priority Action and reference action item 2.1.4 in addition to the already referenced 2.1.2.

The AHC suggested adding language to the Vision Statement on p.8 at the end of the fourth bullet “...variety of housing options with an emphasis on affordable and reasonably priced housing”. The Commission determined the suggestion was too specific for a Vision Statement and no changes were made.

The AHC suggested adding a second sentence to action 2.1.2 considering regulation changes to allow a substantial density bonus (e.g., double base density) outside the village growth area for developments comprised entirely of affordable or reasonably priced housing. The Commission discussed at length the vision of having a dense village area while maintaining the rural character outside of the village. The Commission decided to leave action 2.1.2 as written.

The AHC suggested adding language to action item 2.3.1 to be more specific about creating substantial density bonuses to encourage improvements to existing mobile home parks (e.g. “...by permitting substantial density bonuses in consideration of corrections to long terms deficiencies.”). The Commission discussed the suggestion and agreed that meetings with park owners would need to take place before drafting regulations or bonus structures that would be effective in encouraging the correction of any deficiencies. No changes were made.

Minutes of 12/14/16 Meeting: Dennis P. **made a motion to approve the 12/14/16 minutes as written** and John K. **seconded the motion**. The Board voted **5-0**.

Other Business & Correspondence:

- **Town of Richmond notice – 1/4/17 Zoning revision hearing** – Alex W. said that every time a Town makes a change to their zoning regulations they are required to notify adjacent Towns. He said the Town of Richmond is having a hearing in January regarding a discrete zoning change regarding increasing the size of their accessory apartment allowance. Alex W. said that there is no impact on Hinesburg

Dennis P. **made a motion to close the meeting and adjourn**. Russell Fox. **seconded the motion**. The Board voted **5-0**. The meeting adjourned at 9:13 pm.

Respectfully submitted,

Dawn Morgan, Recording Secretary