



Select Board

Town Of Hinesburg
10632 Route 116 Hinesburg VT 05461
802.482.2281 | hinesburg.org

Meeting Minutes - June 16, 2016

- Draft -

Attending the Meeting: Mike Bissonette, Aaron Kimball, Andrea Morgante, Tom Ayer, Phil Pouech (electronically), Trevor Lashua, Renae Marshall, and attached list.

Meeting called to order at 7:01 p.m.

There were no public comments.

The agenda was changed to include the discussion of water and wastewater as part of the public hearing on the interim zoning bylaw proposal.

Mike B noted he will not be voting on the proposed Interim Zoning. Andrea said she feels he should recuse himself as there is a possible perceived conflict of interest.

There was some discussion on recusing oneself vs abstaining from voting.

Mike B stepped away from the table.

Aaron moved to appoint Andrea as chair for item 4 on the agenda, second by Tom and approved with 3 yes votes.

Andrea opened the Public Hearing on Proposed Interim Bylaws.

Trevor outlined the purpose of the public hearing.

Erik Bailey addressed the available water allocation. He noted that in March a leak in the water line by CVU Road losing 15 ½ to 17 ½ gpd of water was repaired. This had been a long term leak and the repair has provided some additional capacity for new hook ups.

Phil asked if we now have to report to the State what we are actually using. Erik said we do not, the allocation is based on how much the wells can produce not use.

Frank Koss said the Town has a lack of control with Interim Zoning – he is also concerned there is no timeline attached to it.

Joe Iadanza said it is implied that the Town needs to work on a solution.

DD Erb said because the growth center was encouraged and those living in that area now have the burden of cost, why is the rest of the community not supporting paying towards this.

Wayne M asked about the moratorium and Interim Zoning and how they differ.

Andrea noted the applicant can submit to the DRB and can come before the Select Board for approval with IZ.

Wayne asked if there has been any investigation on treatable ww credits for the Town.

Andrea said if IZ is enacted all creative ideas like that are welcome.

Ben Avery, of Blackrock, feels IZ and water and wastewater are exclusive. The assumption any developers will be involved in the process during IZ is just an assumption. If they have an approved master plan why would they go back to the DRB.

Joe I said the applicant would still submit preliminary plat approval to the DRB.

Phil said in his opinion you should not have to go through the additional steps for an opportunity for the Select Board to consider a proposal.

Maggie Gordon said it is important to see this as hitting the pause button not stopping development.

Meg Handler said she has been advocating for IZ for over a year. The PC and SB members represent the communities, members need to step back from individual concerns and think of the Town.

Peter E said we created a village growth district so the remainder of the Town can remain viable. He feels some zoning needs to be adjusted and we need IZ to do that.

Jan B., of Renewable Energy, said she has a concern with IZ and is not sure why IZ is needed with the moratorium in place. She stated she has sent a letter requesting an exception for light industrial which does not use much water and wastewater.

Erik said this is a large impact to users, he is fearful to hamstring the ability to negotiate with developers. The costs are coming and we need to think about increased costs to users.

Ben said the Board needs to consider part of the greater good to manage infrastructure costs.

Joe I agrees there is little representation at meetings by the users who he does not believe are aware of the situation and looming costs.

Peter said he is not focused on density but on quality of life.

DD Erb asked if there is any way to calculate the impact on taxpayers. Trevor said that can be done with the bond bank.

Aaron asked Erik if there are other markers – no growth with current users / some growth spread out over larger user base.

Erik noted past maintenance issues and anticipated expenses.

Tom said he can't think of a reason to adopt IZ. The Town took the path of controlling allocation which allows them to control development, he would not want to see this challenge and cause the Town to scrap the Zoning Regulations and the input from the community from the community that went into writing them.

Erik pointed allocation can be changed if needed according to the fixed costs.

Phil said a year ago he in favor of IZ and still supports IZ. It is not meant in any way to scrap zoning but allows us to start over with an opportunity to work with the developers. We do need a timeline to work toward ending IZ.

Peter said when the PC worked on zoning and density there were oversights and they did not give enough thought if there was enough sewer and water.

Tom moved that the Board consider a motion not to adopt the interim zoning bylaws as presented. Aaron second.

Andrea thinks we should adopt IZ as we need time to consider information from the last 6 months and have actual data the PC can use. We have nothing specific on phasing and rate of growth in the community.

Phil noted there is flexibility in IZ to consider doing for a short time frame. The SB can also revoke it if they come up with alternative solutions.

Tom said he feels bad for developers who have done everything the Town has asked of them and now are being stalled.

Phil asked what is the process to stop IZ? Trevor said it is the same as to adopt.

Aaron said changes that have happened on the ground perhaps are an argument not to go with IZ. To put IZ in place before the ordinances are enacted is premature. We can look at this again a bit later to see how the process is working.

Peter said the SB does not know how much allocation they can give a developer and so it is irresponsible to allow a developer to go ahead.

The motion was vote with Tom and Aaron in favor and Andrea and Phil opposed. Motion failed with a split decision.

Mike B asked what the plan is now with the ordinances and all that was discussed at the public hearing.

Andrea said developers can continue and the SB needs to work on how they will make allocations. Andrea closed the Public Hearing.

Discuss Draft FY17 Water/Wastewater Budget

Trevor, Erik and the Board reviewed the draft budget.

Andrea asked Erik to come back with a breakdown of just the fluoride costs.

Consider Approving the Police Services Contract with St. George

Frank Koss reviewed the contract and noted the program worked out well last year.

Tom moved the Board consider a motion to adopt the police services contract with St. George. Second by Aaron and approved with 5 yes votes.

Warrants

Aaron moved the Board consider a motion to approve the warrants, including payroll, as submitted by the Town Treasurer. Second by Tom and approved with 5 yes votes.

Executive Session – 1 V.S.A. § 313 (a) (2) [Real Estate, Old Police Station sale]

This discussion is related to the proposed sale of the old police station. Two motions are necessary to enter executive session. The first motion is the “finding’ that executive session is necessary and allowed in statute. The second motion enters executive session and includes the applicable citation of 1 V.S.A § 313. Any action must be taken in public.

Aaron moved the Board consider a motion to find that premature general public disclosure would place the municipality at a substantial disadvantage with the proposed sale or purchase of real estate in which the municipality is a party. Second by Tom and approved with 5 yes votes.

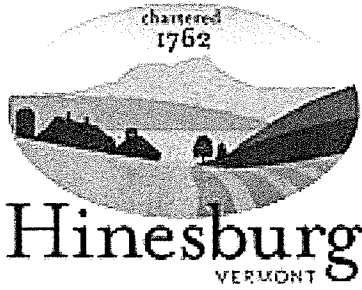
Aaron moved the Board consider a motion to enter executive session, to include the Town Administrator, under the provisions of 1 V.S.A. § 313 (a) (2). Second by Tom and approved with 5 yes votes.

Tom moved that the Board exit executive session at 10:21 p.m. Second by Aaron and approved with 5 yes votes.

The Board directed the Town Administrator to send a letter of response to the potential buyers of the old police station.

Tom moved to adjourn at 10:25 p.m. Second by Aaron and approved with 5 yes votes.

Respectfully submitted,
Valerie Spadaccini, secretary



Selectboard Meeting Sign-in Sheet June 16th, 2016

1. Renaee Marshall 14. _____

2. Maggie Gordon 15. _____

3. Joe Iadanza 16. _____

4. Ben Avery 17. _____

5. FRANK Koss 18. _____

6. Wayne Macynha 19. _____

7. Meg Handler 20. _____

8. Jan Blomstraw 21. _____

9. _____ 22. _____

10. _____ 23. _____

11. _____ 24. _____

12. _____ 25. _____

13. _____ 26. _____