

Town of Hinesburg
Development Review Board
September 5, 2017
Approved September 19, 2017

Members Present: Dennis Place, Ted Bloomhardt, Rolf Kielman, John Lyman, Andy Greenberg (Alternate), Jonathan Slason (Alternate), Greg Waples (left at 7:53pm after Laszlo hearing), Sarah Murphy arrived at 7:35pm

Members Absent: Dick Jordan

Representing Applications: Janos Laszlo, George Bedard, Tom Miner, John & Julie Eastman, and Jason Barnard

Public Present: None.

Also Present: Mitchel Cypes (Development Review Coordinator)

Dennis P. chaired the meeting, which was called to order at 7:33 pm.

Agenda Changes: Mitchel C. stated that there was one additional extension request, from EFG, who received DRB approval for a sign on September 6, 2016, which they have not placed. He recommended placing the item under the Other Business agenda item.

In addition, Mitchel C. mentioned that there was an advertisement in the August 17, 2017 issue of The Citizen for a State Wetland application to be heard at this meeting, which it was mentioned was not on the agenda. Greg W. asked if the issue would be heard at a subsequent meeting and Mitchel C. said that it will come before the Board at some point in the future.

Review minutes of the 08/15/17 meeting: Greg W. made a motion to approve the 08/15/17 meeting minutes as drafted. Rolf K. seconded the motion. The Board voted 6-0. Andy G. abstained.

Janos Laszlo: Subdivision Revision to modify driveway access conditions for a new 13.11-acre parcel located on the west side of Leavensworth Road in the Agricultural Zoning District. The parcel resulted from the subdivision of the O'Neil property, which received final plat approval on 6/7/16.

Greg W. stated that he was recusing himself from the discussion due to a conversation that he had with one of the Applicant's neighbors regarding the recent Selectboard hearing about this item. Jonathan S. took his place on the Board.

Dennis P. asked if the Selectboard and the Road Foreman were okay with the modification and the Applicant (represented by Janos Laszlo) confirmed that they were. Jonathan S. asked for additional clarification on the road width and Mitchel C. said that if there is a development on a class 4 road, the general standard has been for the Town to require an upgrade to the road. However, he went on to say that sometimes the Applicant will receive approval from the Selectboard to leave the road as a class 4 road with no upgrade. Mitchel C. acknowledged that this was a bit of a gray area, and discussed the standards and requirements that the Board would be considering at this hearing.

The Applicant discussed how currently the class 4 section of Leavensworth Road is used mostly by pedestrians, joggers and bicyclist. The class 4 section is only occasionally used by motor vehicles. A petition signed by every household on Leavensworth Road was sent to the Selectboard requesting that the class 4 section of Leavensworth Road not be upgraded. The Applicant said that they recognize they will need to make a few upgrades to the road, but both they and the neighbors prefer to not make an extensive upgrade if possible. The Selectboard and the Town Highway Foreman agreed.

One resident, who had a similar situation on the other side of the class 4 section, wrote a letter to the DRB supporting this request not to upgrade the class 4 road to class 3 road standards. The Applicant noted that the current road width is mostly about 11½ feet in width, and that there is a clear zone a few feet wider. He confirmed that plowing of the road section of his driveway would be his responsibility.

John L. asked if there were conditions that would trigger an increase in road width. Mitchel C. said that the installation of a second driveway beyond the Applicant's would most likely trigger the need for the road to be developed at least as far as the Applicant's driveway.

The Board discussed the driveway standards and the requirement for a 12-foot width. They also discussed including language in the decision regarding the need to increase the road to Class 3 standards should another property need to share the Laszlo's portion of the Town right-of-way.

There were no public comments.

Ted B. **moved to close the public hearing and direct staff to draft conditions of approval.** Sarah M. **seconded the motion.** The Board voted **7-0.**

Thomas & Nancy Miner: Decision Revision for Re-Subdivision (boundary line adjustment) for a 4.52-acre parcel at 892 Burritt Road. The applicants are requesting a revision in the language of the 8/1/17 DRB approval of the Re-Subdivision, which will add 0.31 acres from the adjoining 25.41-acre property at 641 Garen Road owned by Matthew & Kimberly Donaldson. Both properties are in the Agricultural Zoning District.

The Applicant (George B.) and Mitchel C. explained that there was an error in the original application and that there was a concern of it jeopardizing the Donaldson's current use status. Mitchel C. described the revisions to the decision, which will better represent the nature of the use of property. The Applicant confirmed that the proposed revisions would satisfy their concerns and would represent the proposed property changes.

There were no public comments.

Dennis P. **moved to approve the revised decision as written.** Rolf K. **seconded the motion.** The Board voted **7-0.**

John & Julie Eastman: Final Plat Review of a 2-lot subdivision of a 10.67-acre property located at 324 Sherman Hollow Road in the Rural Residential 2 Zoning District. Lot 1 would be 4.84 acres and include the existing house. Lot 2 would be 5.84 acres and include a proposed house site.

The Applicant (represented by Jason Barnard) described the proposed subdivision, wetlands, wetland buffers, grades and septic easements, and the resultant location of the building envelope on the proposed lot. He described his road cut and septic approvals. He also described how stormwater would flow on the property.

Mitchel C. described 2 small updates that are required for the Mylar and due to the heavy vegetation, the need to reset the building envelope stakes prior to a building permit. The Applicants had no concerns regarding the updates and re-staking.

Ted B. asked why the building envelope was irregular, and the Applicant explained that they wanted to provide a small area above the mound system in the event that someone wanted to install a small outbuilding. Sarah M. asked about the building envelope boundary right along the existing stone wall, and the Applicant said it should not be an issue. Jonathan S. inquired about the effects of stormwater. The Applicant said that they will most likely grade the driveway so that stormwater sheds from it onto the property itself.

There were no public present.

Dennis P. **moved to approve the draft decision as written.** Rolf K. **seconded the motion.** The Board voted **7-0.**

Other business

Mitchel C. stated that there are three extension requests at this meeting, which are delayed due to issues with the town's water system. There is currently a zero allocation. Mitchel C. said that he anticipates that the allocation numbers will be reset in the next few months. As a result, staff is recommending a 6-month extension in the hopes that the allocation issue will be resolved by that time.

Theresa D. Giroux Revocable Trust: extension request for Sketch Plan Approval granted on 4/14/17 for a 2-lot subdivision and planned unit development (PUD) located at 429 Richmond Road in the Rural Residential 1 Zoning District.

Sarah M. **moved to approve the extension request for 6-months.** Rolf K. **seconded the motion.** The Board voted **7-0.**

Wind NRG Partners: fourth extension request for Sketch Plan Approval granted on 10/20/15 for a major subdivision & PUD located on the east side of Route 116 in the Village NE and Residential 1 Zoning Districts.

Rolf K. **moved to approve the extension request for 6-months.** Jonathan S. **seconded the motion.** The Board voted **7-0.**

Haystack Crossing, LLC: third extension request for Sketch Plan Approval granted on 4/21/16 for an 80-lot subdivision & PUD located on the west side of Route 116 in the Village NW and Agricultural Zoning Districts.

Dennis P. **moved to approve the extension request for 6-months.** Sarah M. **seconded the motion.** The Board voted **6-0.** Rolf K. abstained.

EFG: extension request for a sign approval granted on September 6, 2016 on VT Route 116 in the Village Zoning District.

Mitchel C. explained that the Applicant's project was more challenging than most other development since it required maintaining a portion of the building. As required per Section 8.5, it must be stated that the proposed sign and "the conditions are essentially unchanged from the time of the original approval."

Dennis P. **moved to approve the extension request for one year.** Rolf K. **seconded the motion.** The Board voted **7-0.**

RB & RH Goodrich, LLC: third extension request for Sketch Plan Approval granted on 3/15/16 for a 9-lot major subdivision located along North Road and Observatory Road in the Rural Residential 1 Zoning District.

Mitchel C. reminded the Board that the Applicant was told at most recent extension approval (at the 3/7/17 meeting) was to be the last provided. No progress has been made regarding this application. There was a discussion regarding the merits of providing versus not providing an extension.

Jonathan S. **moved to deny the extension request.** Rolf K. **seconded the motion.** The Board voted **7-0.**

Theresa D. Giroux Revocable Trust: additional presentation by Applicant.

The Applicant (represented by Jason Barnard) described proposed updates to the proposed Giroux subdivision base upon comments received from the sketch plan decision. He said that since the application was before the Board at this meeting for an extension request this seemed like an opportune time to present updates in case the Board had any feedback at this stage. The Applicant has been researching other building design options and presented a revised design to the Board. He said they are proposing a change from 2 to 1 lot with a smaller parking area and garage and said they still plan for a PUD. The number of units have not changed from the original sketch plan.

Staff and the Board liked many of the changes and provided some general comments.

Mitchel C. apprised the Board of possible agenda items for the September 19th meeting.

The meeting adjourned at 8:41 pm.

Respectfully submitted,
Dawn Morgan, Recording Secretary