

Town of Hinesburg
Development Review Board
October 3, 2017
Approved October 17, 2017

Members Present: Greg Waples, John Lyman, Sarah Murphy (left the Board at 9:00 pm), Dick Jordan, Dennis Place, Ted Bloomhardt, Rolf Kielman

Members Absent: Jonathan Slason (Alternate)

Representing Applications: Brian Wright, Steve Smith, Renae Marshall

Public Present: Andy Greenberg (Alternate), H. Beth Cota

Also Present: Mitchel Cypes (Development Review Coordinator), Dawn Morgan (Recording Secretary)

Dennis P. chaired the meeting, which was called to order at 7:32 pm.

Agenda Changes: Mitchel C. said that Vermont Well and Pump had a few issues in their application that they would like an opportunity to address before appearing before the Board. He said that they are requesting a continuance of the hearing until the 10/17/17 meeting.

Vermont Well & Pump: Site Plan review for a contractor's yard and office for a one-acre property located at 14337 Route 116 in the Industrial 1 Zoning District.

Ted B. **made a motion to continue the hearing of Vermont Well & Pump Site Plan review to the 10/17/17 meeting.** Greg W. **seconded the motion.** The Board voted **7-0.**

Mitchel C. said he received a request from Jack Milbank on behalf of Will MacKinnon for a 2-week extension for their Sketch Plan approval to be added to other business.

Review minutes of the 09/19/17 meeting:

Ted B. **made a motion to approve the 09/19/17 meeting minutes as amended.** Sarah M. **seconded the motion.** The Board voted **7-0.**

Town of Hinesburg Highway Garage and CSWD Facility: Site Plan review for a new, relocated town highway garage and Champlain Solid Waste District transfer station on a 38-acre property located at 907 Beecher Hill Road in the Rural Residential 1 Zoning District. Hearing continued from 9/19/17.

Mitchel C. explained that both the Board and public commenters had expressed concerns about traffic flow of the proposed CSWD facility site plan. He briefly described some options for reworking the plan, but said that more time would be needed to fully explore those options.

Mitchel C. reminded the Board that the project was originally proposed to take place in 4 phases: 1) construction of the garage including a new drilled well, new septic system and a new stormwater

management area, 2) demolition of the existing garage, moving into the new garage, and naturalized planting of a 75-foot stream bank (that is currently primarily gravel) along with the addition of some storm water treatment facility interspersed, 3) demolition of the existing CSWD facility and construction of the new facility, and 4) construction of the Town's salt shed.

Mitchel C. said that the Town now proposed seeking approval for the first 2 phases of the project and would return for approval of phases 3-4 at some time in the future. He said that would allow the project to move forward while allowing CSWD time to explore alternatives to their current proposal. He went on to say that CSWD will be able to continue operating during the first two phases, with an improved entrance/exit modification during phase 2.

He said that there were a few points to note: 1) the entrance/exit modification would probably require a little coordination between the Town and CSWD operations for a limited amount of time, but should be workable, 2) the Town may want to consider maintaining the existing salt shed while the remaining site design is being configured, and 3) there are a few storm water retention ponds called for in phase 3 that may be appropriate to complete during the earlier phases.

Greg W. asked if the existing salt shed was currently in compliance with Town and State regulations for salt/sand storage. He expressed concern over approving a site plan if there are existing deficiencies. There was discussion about the structure and location of the existing salt shed and the Board agreed that approval on condition of certification of conformity with Town and State regulations would be acceptable.

The CSWD representative, Brian Wright, said that there are many containers on site that require space for access, and that the grades and storm water management plan was a big part of how they determined the location for the tipping wall. He said that they could certainly look at site layout revisions, but that they were already working with limited space and even the current proposal will probably not work as well as it works now. There was brief discussion about the amount of space gained/lost by the proposed plan. Steve S. said his staff measured the areas inside the fences for CSWD use and found that the proposed design provides more space for CSWD to operate than their existing condition. General discussion followed about site plan rework options.

Dick J. expressed concern about waiving \$8,200 of landscaping requirements, and Greg W. agreed that the Town should be held to the same landscaping requirements as private citizens. General discussion about total construction costs and the landscaping bid followed. Mitchel C. suggested a condition of approval for a 2-year minimum time frame to return with a landscaping plan if phases 3 & 4 have not been approved in that time. Greg W. agreed.

John L. asked about the storm water plan and Mitchel C. explained that at the last hearing the Engineer who designed the stormwater ponds stated that the storm water ponds were designed to capture and infiltrate more than the entire 1-year storm event. He went on to explain that when this volume of water is removed, the peak stormwater discharge to the stream for the 10-year or 100-year storm event is significantly less than the existing condition. In addition outflow from the infiltration ponds will sheet flow into the re-vegetated areas providing more water quality treatment before going into the brook. There was additional discussion about requiring a 2-year condition for the final storm water pond plan.

Ted B. made a motion to approve the draft decision as amended. Rolf K. seconded the motion. The Board voted 7-0.

Will & Colleen MacKinnon: Extension request – Sketch Plan Approval of a 2 - lot subdivision. Decision dated 8/16/16 for a 2-week extension from 10/15/17 to 10/29/17.

Mitchel C. said that the application is one of the 10 to 12 acre lots, which the approval process has to be completed by 3/31/18. The reason for the delay is that an innovative septic system is required. The Applicant is working with Civil Engineering Associates on the design. He said the Applicant would like to be heard at the 11/21/17 meeting. There was brief discussion of the timing of the application approval deadline.

Sarah M. **made a motion to approve the 2-week extension request.** Dennis P. **seconded the motion.** The Board voted **7-0.**

Other Business:

- **Town of Hinesburg Recreation Fields: Decision Deliberations - proposed revisions to the 12/2/14 subdivision, site plan, and conditional use approvals to reflect as-built conditions. Hearing closed on September 19, 2017.**

Ted B. expressed concern that the engineer's letter is based on information provided to them and is not a professional opinion of the adequacy of the road. He said that the Board's approved road requirements were based on specifications from the engineer, however the road was not constructed in accordance with those specifications. Ted B. requested a professional opinion letter from the engineer attesting to the adequacy of the road.

There was additional discussion regarding the specifications and location of the road, and other proposed changes to the original approval.

Ted B. moved to reopen the public hearing for the Town Recreation Fields and continue the hearing to November 7, 2017. The hearing is being reopened so the Town can be provided with written certification from an appropriate licensed professional that the road will be able to structurally support and have sufficient width to accommodate the anticipated traffic without creating a Public hazard. Greg W. **seconded the motion.** The Board voted **7-0.**

- **News/Announcements/Correspondence**

Mitchel C. apprised the Board of upcoming applications.

The meeting ended at 9:07 PM

Respectfully submitted,
Dawn Morgan, Recording Secretary