

**Town of Hinesburg
Planning Commission**

July 12, 2017

Approved July 26, 2017

Members Present: Marie Gardener, Rolf Kielman, Jeff French, Dennis Place, Joe Iadanza, Barbara Forauer, Maggie Gordon

Members Absent: John Kiedaisch, James Donegan

Public Present: Jesse Paul, Russell Fox

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

Joe I. chaired the meeting, which was called to order at 7:34 pm.

Agenda Changes: None.

Public Comments for Non-Agenda Items: None.

Zoning Revisions – housekeeping changes: Review first draft of proposed changes.

Alex W. provided the Commission with a summary of the proposed regulation revisions, along with a copy of the current regulations with the proposed changes noted by the MS Word “Track Changes” function.

The Commission began by reviewing proposed changes to Section 2.5.6 (Contiguous area requirement). There was discussion about the possible original intent of the regulation and the resulting challenges that it poses to the subdivision of certain properties with private roads or certain bodies of water passing through portions of them (e.g, Partridge Hill Road and Red Pine Road).

The Commission voted 7-0 in agreement to accept the proposed change to Section 2.5.6.

The Commission continued to systematically review each proposed item and Alex W. reminded the Commission that they have discussed all of the proposed changes in the past. He said that some of the changes were minor – e.g., typos, dependencies and section references, etc.

Sections 3.5.6 #3, 3.8.4 #9, 3.8.5 #4 & #5, 3.13.2 #6, 3.13.3 #3 – Drive-thru windows/service:

Marie G. said that many older and sick people appreciate the drive-thru at the Kinney Drug pharmacy, and expressed concern the revision would disallow future pharmacy drive-thrus. Dennis P. agreed, and there was discussion about the Commission’s reasoning that drive-thrus impede the walkability of a

village area and also typically require significant pavement. Maggie G. suggested making sure that the public is aware that existing drive-thrus would not be impacted by this regulation change. The Commission agreed.

Sections 4.1.1 #6 & #8 – Zoning permits for demolition and for new business

Rolf K. expressed concern about making the removal of structures too simple, particularly if there is no requirement for replacement, as a village requires a certain proximity to be a viable community. Joe I. expressed health and safety concerns, especially in dense areas, and suggested providing a permit that specifically details certain requirements for demolitions to be carried out in a safe manner. The Commission discussed the possibility of reviewing this item again prior to finalizing. There was some discussion about the definitions of the terms “abandonment” and “neglect” and Alex W. said that he would add definitions.

The Commission was able to review the following sections:

- 2.1 – Accessory use allowance
- 2.5.3 – Setback requirements for structures only
- 2.5.6 – Contiguous area requirement
- 2.6 & 10.1 – Corner parcels and street definitions
- 3.2, 3.3, 3.4, 3.5, 3.7, 3.8, 3.9, 3.15 – Home occupations
- 3.2, 3.3, 3.4, 3.5, 3.7, 3.8, 3.9, 3.10, 3.11, 3.12, 3.13, 3.14, 3.15 – Customary accessory uses
- 3.3, 3.5, 3.7, 3.8, 3.9, 3.10, 3.15 – Bed & breakfast, inn, tourist homes
- 3.5, 3.8, 3.9, 3.10, 3.15 – Agriculture and forestry uses
- 3.5.6 #3, 3.8.4 #9, 3.8.5 #4 & #5, 3.13.2 #6, 3.13.3 #3 – Drive-thru windows/service
- 3.8.5 #3, 3.11.3 #6 – Public utilities and transmission lines
- 3.8.5 #13 – Without regard to height limitations uses
- 4.1.1 #6 & #8 – Zoning permits for demolition and for new business
- 4.1.2 – Zoning permits for projects with DRB approval
- 4.2.4 & 4.3 – Combined conditional use, site plan review
- 4.3.4 – Site plan review standards
- 4.3.8 #2b & #2f – Landscaping standards for growing medium and plant health

The Commission will begin their next review session with Section 5.1.1 #2 – Home occupation allowed size for simple zoning permit.

Minutes of 06/28/17 Meeting: Rolf K. made a motion to approve the 06/28/17 minutes as written. Maggie G. seconded the motion. The Board voted 6-0. Jeff F. abstained.

Other Business & Correspondence

Alex W. told the Commission that the town of Monkton will be holding a public hearing on August 10, 2017 to review changes to their Unified Planning Document.

Joe I. **made a motion to adjourn the meeting**. Rolf K. **seconded the motion**. The Commission voted **7-0**.

The meeting adjourned at 9:35 pm.

Respectfully submitted,

Dawn Morgan, Recording Secretary