

**Town of Hinesburg
Planning Commission
September 13, 2017
Draft**

Members Present: Marie Gardener, Barbara Forauer, John Kiedaisch, Dennis Place, Joe Iadanza, Maggie Gordon, James Donegan, Rolf Kielman

Members Absent: Jeff French

Public Present: None

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

Joe I. chaired the meeting, which was called to order at 7:33 pm.

Agenda Changes: None.

Public Comments for Non-Agenda Items: None.

Zoning Revisions – housekeeping changes: Review first draft of proposed changes (cont'd from 8/23/17, 7/26/17 & 7/12/17 mtgs).

5.9 – Accessory Apartments

Alex W. explained that the current regulations allow accessory apartments to be 30% of the footprint of the primary dwelling, up to 600 square feet. He said that Rolf K. had done some research and proposed adjusting the allowance to 50% of the single-family dwelling, or up to 1,200 square feet (exclusive of the apartment area) – not to exceed 75% of the total floor area of the primary dwelling.

The Commission discussed the proposed language and determined that increasing the square footage to 1,200 square feet seemed appropriate, since 600 square feet is quite small. There was additional discussion about adjusting the percentage allowance and it was decided that 50% of the total floor area was acceptable.

Alex W. noted a language clarification no longer limiting additional access drives for accessory apartments on private roads. There was discussion on whether no longer limiting additional access drives would encourage applicants to place accessory apartments too far away from the primary dwelling, in effect creating 2 “homesteads”. Maggie G. suggested placing a cap on distance away from the single-family dwelling and James D. agreed.

After additional discussion, Joe I. suggested the possibility of requiring accessory apartments to be built within the existing building envelope, perhaps tying it to conditional review. Alex W. said that he would work on language and bring it back to the Commission for review.

5.20 – Camping

James D. said that he felt the proposed camping restrictions were too strict, saying that someone could easily have a group of friends camp for a long weekend, two of which are during the summer (Memorial Day and Labor Day weekends), or for hunting seasons. He said that under those circumstances someone could easily go beyond the restriction of a 3-day duration no more than 4 times per year and then be regarded as a campground.

There was discussion about the restriction and Marie G. agreed that as a fairly rural town, the limit could be an issue for many Hinesburg residents. James D. suggested a limit of 2 weeks and the Commission agreed.

A discussion of the definition of Tiny Homes vs. RV's followed, and Alex W. said that he would add a definition of Tiny Homes. John K. noted that Tiny Homes are becoming more popular, and suggested having a broader discussion about the best way to regulate them in the future.

10.1 – Definitions

- Livable Floor Area

Rolf K. said that his understanding of the State building codes defined Livable Floor Area as all spaces having a clear height of seven feet or more from finished floor level to ceiling level, not six feet as the proposed revision called for. Joe I. asked for clarification on the meaning of “clear height”, noting that many house designs (e.g., cape cod) had variable ceiling heights. There was discussion on how livable floor area is assessed for tax purposes. Rolf K. and John K. said they would research the height minimum to verify whether it is six or seven feet.

- Setback

John K. asked why retaining walls are not included as requiring a setback. He noted that some retaining walls can be quite tall, and may obstruct someone's view if it is placed too close to a home. Alex w. agreed that it could possibly be an issue at some point, but pointed out that there were many nuances to discuss and the topic deserved a broader discussion. The Commission agreed to discuss the matter at a later date.

- Structure or Building

There was discussion about whether to include fuel tanks, given that they are now required to be on a slab and have a roof. The Commission decided to retain the exemption on fuel tanks. There was discussion about whether to add retaining walls to the definition and the Commission again agreed to discuss the topic at a later date. John K. expressed that he would prefer to discuss retaining walls sooner than later.

Alex W. said that he would return to the Commission with the next draft at a later meeting.

The Commission was able to review and discuss the following sections:

5.9 – Accessory Apartments (skipped at the 8/23/17 mtg)

5.20 – Camping (continued from the 8/23/17 mtg)

5.21.5 – Affordable Housing Incentives

5.22.2 #2 – Front yard parking, gas station allowance

5.27.3 – Stormwater control for small projects

5.29 – Outdoor lighting standards

8.2 – Development Review Board

8.4.1 – Appeals

10.1 – Definitions

- Accessory Use/Structure
- Building Height
- Campground
- Camping Vehicle
- Commercial
- Dwelling Unit
- Finished Space
- Floor Area, Livable
- Foot Candle
- Gas Station
- Green Infrastructure
- Green Stormwater Infrastructure (GSI)
- Lot Area
- Lot Coverage
- Low Impact Development (LID)
- Lumen
- Modular Homes
- Mobil Homes
- Mobile Home Park
- Motor Vehicle Service and Repair Facility

10.1 – Definitions (cont'd)

- Path (or Pathway)
- Road
- Setback
- Sign
- Solar Installation
- Street
- Structure of Building
- Sub-Parcel

Minutes of 08/23/17 Meeting: Maggie G. made a motion to approve the 08/23/17 minutes as amended. James D. seconded the motion. The Board voted **8-0**.

Other Business & Correspondence

Alex W. said a public hearing on the proposed Charlotte Town Plan is scheduled for October 12, 2017. He said that when a town revises its plan all neighboring towns are notified and a copy is on the Dropbox site if the Commissioners would like to review it.

The meeting adjourned at 9:54 pm.

Respectfully submitted,

Dawn Morgan, Recording Secretary