

**Town of Hinesburg  
Planning Commission  
November 8, 2017  
Approved November 29, 2017**

Members Present: Marie Gardner, John Kiedaisch, Rolf Kielman, Dennis Place, Joe Iadanza, Jeff French, Barbara Forauer

Members Absent: Maggie Gordon, James Donegan

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 7:31 pm.

**Agenda Changes:** Barbara F. requested time under the Other Business agenda item to report on an automated vehicle workshop she recently attended.

**Public Comments for Non-Agenda Items:** None.

**Review/Discuss Planning Commission Work Plan:**

Alex W. provided a summary of current and future Commission projects, as well as a list of previous projects from the past few years.

Current projects include:

- Regulation housekeeping changes
- Village growth area regulation revisions

Future projects include:

- Town Plan high priority action items
- Rural Residential 1 District zoning
- Shoreline District zoning
- Comprehensive regulation overhaul

Alex W. said that a public hearing for the regulation housekeeping changes is scheduled for December 13, 2017, and he hoped to deliver the final draft to the Selectboard in February. He said that he is working on draft language for the Village Growth Area regulation revisions, and the Commission should be able to focus on that project after the housekeeping changes project is complete.

John K. asked about the timeframe of the work plan and expressed that finishing up both current and future projects within the next fiscal year would be optimistic. Joe I. said that the Commission often requests project and language research from staff, which can take some time. He went on to say that he felt it is good to work on two or three projects simultaneously so that the Commission is not idle during staff research time. Alex W. said that annual budget planning is a good time for the Selectboard to review the work plan, and recommended that the Commission plan for 12-18 months into the future.

There was discussion about the future projects, and Joe I. noted that the comprehensive regulation overhaul would require assistance from a consultant. Alex W. said that a State grant application to fund the project was rejected in 2016, so additional funding would be needed. There was general discussion regarding the comprehensive regulation overhaul project.

Barbara F. noted that there were two Top 10 action items from the Town Plan:

- 3.1.2 Continue to refine and adjust Hinesburg's land use regulations, Official Map, capital budget and plan, impact fees, and other municipal tools to implement the Village Growth Area vision.
- 3.3.1 Create more specific development design standards (site, building, greenspaces) to more clearly articulate the community's expectations.

Barbara F. went on to say that the Shoreline District zoning project needs to be a priority, since water quality issues in that district have an impact on Lake Champlain. There was discussion about the RR1 and Shoreline Districts and some of the challenges with those zoning projects (e.g., overlapping watershed area).

Rolf K. said he felt the Village Growth Area revision project was of high importance, given the amount of proposed development and infrastructure issues the town is currently facing. Dennis P. noted that it was a big project and John K. agreed that it would take time to do it properly. Jeff F. suggested following an agile software development work style (e.g., breaking the project into smaller actions that can be completed within fixed duration cycles). Alex W. agreed that the approach could be beneficial, particularly because several of the items under the Village Growth Area project were not dependent on other pieces and could be standalone items.

The Commission agreed to focus on finishing the housekeeping project and continue with the Village Growth Area project. General discussion followed about comprehensive regulation overhaul.

### **Review Proposed Planning & Zoning Budget for FY18-19**

The Commission reviewed and discussed the Planning & Zoning budget for FY18-19.

**Minutes of 10/25/17 Meeting:** Rolf K. made a motion to approve the 10/25/17 minutes as amended. Marie G. seconded the motion. The Board voted 5-0. Dennis P. and Joe I. abstained.

**Other Business & Correspondence:**

- Barbara F. reported on an autonomous vehicle (AV) workshop that she had recently attended. She said that the workshop discussed shared autonomous vehicles (SAV) that would perform as a type of mini bus, but only require ~7 feet of roadway. She said that AV's and SAV's with connected technology would be able to transmit information back and forth (e.g., if there is an accident on the road ahead, all of the vehicles would stop). She said that backpacks and shoes are beginning to be manufactured with RFID tags so that AV's will recognize that an object is human and stop. She said that the cost of riding an SAV is projected to be about the same as riding a bus today, adding that although she does not see AV's coming to Hinesburg, South Burlington is discussing experimenting with a grid. Brief discussion about AV's followed.
- Alex W. said that St. George has scheduled a public hearing on their Town Plan revision for November 28, 2017.
- The Commission discussed upcoming November/December meeting dates. The November 22, 2017 meeting was rescheduled for November 29, 2017. The December 27, 2017 meeting was cancelled.

The meeting adjourned at 9:24 pm.

Respectfully submitted,

Dawn Morgan, Recording Secretary