

Town of Hinesburg
Development Review Board
February 20, 2018
Approved March 6, 2018

Members Present: Dennis Place (until 8:16pm), Dick Jordan, Sarah Murphy, Ted Bloomhardt, John Lyman, Andy Greenberg (Alternate) and Jonathan Slason (Alternate)

Members Absent: Rolf Kielman, Greg Waples

Applicants: Abby Dery, Bruce Wheeler, George Bedard

Public Present: None

Also Present: Mitchel Cypes (Development Review Coordinator)

Dennis P. called the meeting to order at 7: 33 pm.

Agenda Changes: Dennis P. requested switching the order of the two deliberations, which the Board agreed.

Review minutes of the 2/6/18 meeting: John L. **made a motion to approve the 2/6/18 meeting minutes as edited.** Dick J. **seconded the motion.** The Board voted **7-0.**

Catamount/Malone-Hinesburg: Review of a proposed Site Plan amendment changing the completion date for a new landscaped traffic island from 2/21/18 to 6/21/18, and other minor site improvements for the “Cheese Plant” property, which is located at 10516 Route 116 in the Industrial 3 Zoning District.

Abby D. stated that they are requesting the following:

- To extend the construction deadline, which was supposed to be completed within one year, to place the '3rd island' and landscaping. By the time that they understood the truck delivery access, it was too late in the construction season to build the '3rd island'. They are requesting a 4 month extension.
- To add two additional solar LED lights, one each on the '3rd island' and the island placed last year. She provided photos to the Board of existing lights they wish to place in these two islands.
- The parking island where the '3rd island' is going to be placed will lose four parking spaces. They are proposing to extend the overflow parking area to add four replacement parking spaces.

Jon S. wanted to know how many lights are proposed for each landscaped island area, and the area the proposed lighting will illuminate. Abby D. stated that there is one proposed light in each island that will illuminate a portion of the parking area and the building. Andy G. wanted to know if the existing walkway was adequately lit. Abby D. described the existing lighting on the plan and that there was one light that exists that is not shown on the plan, and that these lights adequately illuminate the walkway. Dick J. wanted to know, which Abby D. confirmed, that the lights were orientated to pick-up light from the sun. Andy G. wanted confirmation that the proposed island was the same size as the previously placed island and that lanes in the area of the islands had a 24 foot width. Abby D. confirmed that the

proposed island matches the size of the previously placed island and that the width, but noted that the width of the road to the east reduces in width to be less than 24 feet. Sarah M. expressed concerns about the do not enter signs being too small and inquired about the addition of one-way signs. John L. raised concerns how the drop-off parking on VT Route 116 near the Public House is being used as a regular parking area. Jon S. asked about the change in parking, which Abby D. replied that they are just replacing the amount of parking that has been removed by the placement of the new islands.

There was no public comment.

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.**

Bruce Wheeler: Final Plat review for a proposed 2-lot subdivision for a 12.7-acre+ property located at 331 Windswept Way in the Rural Residential 1 and Shoreline Zoning Districts. Lot 1 would consist of 6.9+ acres and include the existing house. Lot 2 would consist of 5.8+ acres and a house site to be accessed from Windswept Way.

Bruce W. testified that he recorded in the Town land records the easement with the Riley family, who own a property to the north, and the State Wastewater System and Potable Water Supply Permit.

George B. described the following about the project:

- How the building envelopes avoid the steep slopes, wetlands and setbacks on the property. The building envelope for lot 1 was, per Staff advice, made as large as possible while avoiding steep slopes. Lot 1 building envelope is far from neighbors and surrounded by woodlands.
- The new property line that divides the two lots is in an area with steep slopes.
- That a utility easement on proposed lot 2 to benefit lot 1 will be part of the recorded deeds for these properties. The current location due to ground disturbance is easy to locate.
- There will be a combined 50-foot wide easement on the Riley family property and proposed lot 2 that will provide access to lot 1.
- There is possibly a vernal pool on proposed lot 2, which is shown on the plans with a 50-foot buffer, which the proposed building envelope on lot 2 avoids. This will be tested by a wetlands specialist in the spring.
- To the south of the proposed building envelope on lot 2 is a class 3 wetland. Though a class 3 wetland does not require a buffer, a 50-foot separation to the proposed building envelope is being provided.
- The lot 2 building envelope area will drain to the south to the class 3 wetland. The land between the building envelope and the wetland is relatively flat with a less than 5% grade. Prior to reaching the wetland there are rock, which will act as natural rip-rap.
- They have provided a draft membership request to the homeowner's association, which will be recorded with the deeds. Currently there is an unwritten agreement and a mechanism committing homeowners to pay dues for road maintenance. The draft agreement George B. claimed is written in a way that the Board has approved before.

Sarah M. asked about proposed clearing on the property and about existing screening. George B. stated the clearing on lot 2 would include the building envelope, the access and the area needed to place and maintain the septic system. George explained how there was sufficient existing trees to screen the proposed development from the existing nearby residences. Dick J. asked about the external tie lines. George B. explained how due to the topography trying to locate the building envelope for lot 1 from the

property monuments would be significantly more difficult than using distances from the existing buildings, but he will show some distances from the property monuments to the building envelope. Jon S. asked about the amount of disturbance on the site. George B. stated that erosion control measures stated in the Low Risk handbook will be utilized.

There was no Public present.

Dennis P. **moved to close the public hearing and direct staff to draft conditions of approval.** Jon S. **seconded the motion.** The Board voted **7-0.**

Other Business:

Mitchel C. stated that there are four extension requests at this meeting, which are delayed due to issues with the town's water system. There is currently a zero allocation. Allocation amounts were provided to the Selectboard at yesterday's meeting and should be approved and finalized at the second meeting in March. Staff is recommending these 6-month extension requests.

Theresa D. Giroux Revocable Trust: second 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.

Ted B. **moved to approve the extension request for 6-months.** Dick J. **seconded the motion.** The Board voted **6-0.** Jon S. abstained.

Wind NRG Partners: fifth 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.

Ted B. **moved to approve the extension request for 6-months.** Dick J. **seconded the motion.** The Board voted **7-0.**

Hinesburg Center, LLC/David Lyman (Phase II of the Hinesburg Center Project): second extension request for Sketch Plan Approval dated 2/21/16. The applicant proposes a mixed-use development on a portion of 46-acre parcel located to the west of Hinesburg Center Phase I (Kinney Drug, etc.), south of Patrick Brook, and north of the Creekside Neighborhood, in the Village Zoning District.

Ted B. **moved to approve the extension request for 6-months.** Dick J. **seconded the motion.** The Board voted **5-0.** John L. and Jon S. abstained.

Haystack Crossing, LLC: Fourth 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.

Ted B. **moved to approve the extension request for 6-months.** Dick J. **seconded the motion.** The Board voted **6-0.** Jon S. abstained.

Cherrie Willette and Deborah Campbell: Final Plat review for a proposed 2-lot subdivision of a 10.0-acre property located at 106 Mead Farm Road (also fronting on Silver Street) in the Agricultural Zoning

District. Lot 1 would be 7+ acres and include the existing house. Lot 2 would be 3+ acres and include a proposed house site to be accessed from Mead Farm Road. Hearing continued from 10/17/17, 11/7/17 and 12/19/17.

Dick J. moved to approve the draft decision as amended. Sarah M. seconded the motion. The Board voted 6-0. Jon S. abstained.

Dennis P. recused himself and left the meeting.

Michael Place: Sketch Plan review for a proposed 2-lot subdivision of a 11.6-acre property owned by Hilton and Elaine Place located on Place Road West in the Rural Residential 1 Zoning District. The applicant is proposing to create a 3.5+ acre lot with a single-family dwelling, and an 8.1+ acre lot with a two-family dwelling.

John L. moved to approve the draft decision as written. Ted B. seconded the motion. The Board voted 6-0.

The meeting adjourned at 8:20 PM

Respectfully submitted,
Mitchel Cypes, Development Review Coordinator