

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

Members Present: John Lyman, Rolf Kielman, Dennis Place, Ted Bloomhardt, Dick Jordan, Jonathan Slason (Alternate), Andy Greenberg (Alternate), Greg Waples, Sarah M. arrived at 7:33 pm

Members Absent: None.

Applicants: Jean Thompson, Briana Connell

Public Present: None.

Also Present: Mitchel Cypes (Development Review Coordinator), Dawn Morgan (Recording Secretary), Carl Bohlen (Vice Chair of the Affordable Housing Committee)

Dennis P. called the meeting to order at 7:04 pm.

Agenda Changes: None.

Review minutes of the 2/20/18 meeting: Dennis P. **made a motion to approve the 2/20/18 meeting minutes as written.** John L. **seconded the motion.** The Board voted **6-0**, with Greg W. and Rolf K. abstaining.

Decision Deliberations:

- **Catamount-Malone: Site Plan Amendment for the “Cheese Factory Property” located at 10516 Route 116. Hearing closed on 2/20/18.**

Dennis P. **moved to approve the draft decision as written.** Jonathan S. **seconded the motion.** The Board **voted 6-0**, with Greg W. and Rolf K. abstaining.

- **Bruce Wheeler: Final Plat review for a proposed 2-lot subdivision located at 331 Windswept Way. Hearing closed on 2/20/18.**

Dennis P. **moved to approve the draft decision as written.** Dick J. **seconded the motion.** The Board voted **6-0**, with Greg W. and Rolf K. abstaining.

Other Business: News/Announcements/Correspondence

Mitchel C. described potential applications for future meetings.

Jean Thompson: Conditional Use review for external changes to an accessory apartment on a 27-acre+ property located at 3256 Silver Street in the Agricultural Zoning District. The applicant is proposing to construct a deck for an apartment within a barn.

Jean Thompson (the Applicant) described the project and Mitchel C. explained that the Applicant is seeking conditional use approval since it is a proposed change to the exterior of an accessory apartment. He added that the project will remain within the building envelope and that there are no issues with the application.

Dennis P. opened the discussion to the public, and there were no public comments.

John L. **made a motion to approve the draft approval as written.** Dennis P. **seconded the motion.** The Board voted **7-0.**

Town Plan training session:

Alex W. explained that the Planning Commission, along with other Town committees, had worked for some time to draft the new version of the Hinesburg Town Plan and the Selectboard adopted it in the fall of 2017. He said that he is now meeting with the various committees to review the specific action items that each committee is tasked with.

Alex W. said that since the is DRB driven by regulations, the Plan is not often invoked during their regular proceedings. However, the regulations are driven by the Plan's vision (which is driven by the community's vision) and therefore the Board should keep that vision in mind as they are applying the regulations. He added that the Regional Planning Commission will perform an evaluation in 7-8 years to determine whether the Town has been keeping up with the Plan.

Alex W. said that the Plan has over 200 identified action items, so it will not be possible to complete them all within the 8-year planning cycle. Therefore, the Selectboard has identified 16 top priority items to focus on over the next few years.

Alex W. went on to review each of the chapters and discussed the top priority action items that were associated with the DRB.

Chapter 2: Housing – According to the Housing Needs Assessment, Hinesburg has fewer rental properties than most of Chittenden county, with most of the housing stock falling into the 2-4 bedroom category. There is a need for more 1-bedroom units to help serve the senior and affordable housing needs.

Chapter 3: Land Use – The goal is to preserve the historic and rural character of the community while ensuring that new development includes vibrant streetscapes, public transit access points, pedestrian and bicycle amenities and green spaces within and adjacent to the village area. The DRB should keep these points in mind, as well as the good design of projects and the possible need for phasing due to infrastructure limitations.

Chapter 4: Economic Development – The vision is to provide key municipal infrastructure (water, sewer, sidewalks, utilities, etc.), as well as to assist business expansion through the revolving loan funds.

Chapter 5: Natural resources – The overall goal is to minimize the impact of development on interior forest areas, wildlife habitat and corridors, agricultural resources, wetlands, etc. It is also important to be mindful of stormwater control on Town roads, both from a natural resources perspective and to bring roads into line with State requirements.

Chapter 6: Community Facilities and Services – This section of the Plan discusses the need for the maintenance and improvements in areas such as parks and trails, the library, schools, recreation fields, the municipal water supply and other Town facilities.

Chapter 7: Traffic – When reviewing applications, the DRB should be mindful of the current peak hour traffic congestion along VT Rte 116 and look for opportunities to make traffic flow more efficient. The Board should also be working to minimize speeding and requiring that new development utilize shared access points onto public roads whenever possible.

Chapter 8: Energy – The overall goal is to maximize energy efficiency in the municipal infrastructure, reduce energy use and encourage renewable energy systems. The Board is tasked with encouraging plantings that maximize solar heating in the winter and provide shade in the summer, looking for ways to incorporate bicycle paths, pedestrian walkways and mass transportation, and continuing to require new utility lines to be underground when possible.

Chapter 9: Cultural Resources – This chapter discussed goals regarding the education and preservation of historical structures and other cultural resources.

Chapter 10: Implementation – While the DRB does not set policies, they are driven by applications for development and play a role in the implementation of the Town Plan. The Board can help developers arrive at high density projects that also respect the Town's overall vision of development.

Carl Bohlen noted that Hinesburg is lacking affordable housing, and Alex W. emphasized that the sketch plan phase of an application is a good time for the Board to discuss target housing markets with developers and encourage them to include affordable rental units. General discussion followed about ways to approach developers in this regard.

There was general discussion about keeping the impact of stormwater runoff in mind when considering new driveways. Mitchel C. said that going forward, if an application appears to increase stormwater runoff on a road he will make a point to discuss it with the Road Foreman prior to the hearing.

General discussion about the action items followed.

The meeting adjourned at 9:01 pm

Respectfully submitted,
Dawn Morgan, Recording Secretary