

Town of Hinesburg
Development Review Board
April 3, 2018
Approved April 17, 2018

Members Present: Rolf Kielman, Dennis Place, Ted Bloomhardt, John Lyman, Andy Greenberg (Alternate), Greg Waples, Sarah Murphy (arrived 7:33 pm)

Members Absent: Jonathan Slason (Alternate), Dick Jordan

Applicants: Jade Jenny, Danielle Horan, Andrea Haulenbeek, Stacy Prall

Public Present: None.

Also Present: Mitchel Cypes (Development Review Coordinator), Dawn Morgan (Recording Secretary)

Dennis P. called the meeting to order at 7:30 pm.

Agenda Changes: None.

Review minutes of the 3/20/18 meeting: Ted B. made a motion to approve the 3/6/18 meeting minutes as amended. Rolf K. seconded the motion. The Board voted 6-0.

Jade Jenny & Danielle Horan: Subdivision Amendment for a 31.08-acre undeveloped parcel located on O'Neil Road in the Agricultural Zoning District. The applicants are proposing a new location for the building envelope and driveway.

Jason Barnard (representing the Applicants) explained that the Applicants are seeking approval for a new location for the building envelope and driveway. He said that the new location is further away from the wetland, has better drainage and is more suitable in general. He said that the Applicants will use the same stormwater treatment design and the road will be approximately the same length as previously permitted.

Greg W. noted that the Board had approved the previous application a few years ago and asked why this location hadn't been proposed at that time. Jason B. said that at the time the area had not been cleared, but the location became apparent after the Applicants had cleared the approximately ¼ acre area.

Dennis P. asked the Applicants if they were agreeable to the conditions suggested by the staff report, specifically limits on clearing. Jade Jenny (the Applicant) agreed and said that there is little area left to be cleared.

There were no public comments.

Ted B. moved to direct staff draft revised conditions of approval. Greg W. seconded the motion. The Board voted 7-0.

Prindle Baldwin LLC, c/o Andrea Haulenbeek: Sketch Plan review for a proposed 2-lot subdivision of a 162-acre property located on the east side of Baldwin Road in the Agricultural Zoning District. The applicant is proposing to create a 2.5+ acre lot for a single-family dwelling.

Andrea Haulenbeek (the Applicant) said that her daughter will be building a home on the new property, and that she believes the property to have little issues. Andrea H. said that a suitable area has been located for the septic system. She added that for years her father had used gravel from the area for farming, so it is now a good building site. She said that the rest of the area is a fairly gentle slope.

There was general discussion about water, septic and the need for the formation of a road association. Greg W. noted that the decision should include language about density units. Mitchel C. said that there are 13 possible units available for the total 162-acres, and this 2-lot subdivision would be able to use 1-2 of those units. General discussion about density units followed.

There were no public comments.

Greg W. **moved to direct staff draft conditions of approval and close the public hearing.** Sarah M. **seconded the motion.** The Board voted **7-0**.

Other Business: Deliberations/News/Announcements/Correspondence

Deliberations

Mark Reid and Michelle Mayer-Reid: Conditional Use review for the expansion of a non-complying structure on a 2.3 +/-acre property located at 310 Pine Shore Drive in the Shoreline Zoning District. *Hearing closed on 3/20/18.*

Ted B. suggested removing Order #2. Mitchel C. and the Board agreed.

Greg W. **moved to approve as amended.** Ted B. **seconded the motion.** The Board voted **5-0**. Sarah M. and John L. abstained.

Patricia O'Donnell & Jim Donovan: Site Plan review, for a property owned by the Poly Quinn Trust, to add an additional dwelling unit within an existing residence to increase the number of dwelling units from 3 to 4 on a 30 +/-acre property located at 613 Mechanicsville Road in the Residential 1 Zoning District. *Hearing closed on 3/20/18.*

Ted B. **moved to approve as written.** Dennis P. **seconded the motion.** The Board voted **5-0**. Sarah M. and John L. abstained.

Discussions:

VCAM table configuration: Mitchel C. asked if the Board had any issues with the current table configuration. The Board said that they appreciated the “V” setup of the tables better because they felt it was more comfortable when interacting with Applicants and the public.

Hannaford public hearing: The Board discussed general logistics of the upcoming public hearing for the Hannaford application. Mitchel C. said that they are expecting several members of the public to attend, so the meeting will be held in the upstairs hall.

Greg W. suggested scheduling a series of meetings for the hearing, with specific allotted time for each meeting. Greg W. also suggested being mindful of other applications from community members, and suggested the possibility of alternating hearings (e.g., one meeting dedicated to the Hannaford application and the next dedicated to other applications).

There was general discussion about specific cutoff times for the hearing (i.e., what time to end the meeting and continue to a future hearing date), the 3 issues to be reviewed and Board member recusals.

The meeting adjourned at 8:14 pm

Respectfully submitted,
Dawn Morgan, Recording Secretary