

**Town of Hinesburg
Development Review Board
May 1, 2018**

Approved May 15, 2018

Members Present: Greg Waples, John Lyman, Ted Bloomhardt, Dennis Place, Jonathan Slason (Alternate), Dick Jordan, Sarah Murphy

Members Absent: Rolf Kielman, Andy Greenberg (Alternate)

Applicants: Doug Henson

Public Present: None

Also Present: Alex Weinhagen (Director of Planning & Zoning), Mitchel Cypes (Development Review Coordinator), Dawn Morgan (Recording Secretary), David Rugh (Town Attorney)

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

Agenda Changes: Mitchel C. added a site plan amendment discussion under Other Business.

Deliberative Session for Martin's Foods of South Burlington, Inc. (Hannaford) Subdivision Revision and site plan review applications to discuss procedural process.

Dennis P. **made a motion to enter closed deliberative session to discuss the Martin's Foods of South Burlington, Inc. application.** Dick J. **seconded the motion.** The Board voted **7-0.**

The Board entered closed deliberative session at 7:34 pm

Dennis P. **made a motion to come out of closed deliberative session.** Dick J. **seconded the motion.** The Board voted **7-0.**

The Board returned at 8:32 pm.

Town of Hinesburg: Conditional Use applications for placement of a sidewalk in a stream buffer and flood hazard area between Commerce Street in the Commercial Zoning District and Riggs Road in the Village Northeast Zoning District.

Dennis P. asked if the sidewalk would run all the way to Riggs Road, and if it would need to be relocated if a roundabout were ever to be placed at that point on VT Route 116. Alex W. confirmed that that portion of the sidewalk would need to be redesigned as part of an alternative intersection if that comes to pass.

Alex W. said that this project has been in process for a long time. He said that it will run along the east side of VT Route 116 from Commerce Street to Riggs Road. He showed a map of the sidewalk route on screen and said that the application is before the Board because a portion of the sidewalk is proposed to be placed in a stream setback and floodplain area associated with Patrick Brook. He gave a history of the

project and said that a grant was approved by the Vermont Agency of Transportation (VTrans). He went on to say that a portion of the 20% local match will be paid for by the two private landowners who have Town sidewalk easements for this project on their properties.

Doug Henson, project manager from Lamoureux & Dickinson Consulting Engineers, Inc., said that the sidewalk is proposed to be 5 feet wide. He said that the original desire was for the sidewalk north of the bridge to be as far away from VT Route 116 as possible, but to minimize the impact on the wetland it is located closer to VT Route 116.

Dennis P. asked if the sidewalk would be lower in elevation than VT Route 116. Doug H. showed a diagram with elevation cross sections of the sidewalk and said that they plan to follow the topography of the land to minimize earthwork. The result is a variation of sections that are slightly higher, flush with, or slightly lower than VT Route 116. General discussion followed about the location of the sidewalk.

Ted B. asked if the bridge is above the culvert and Doug H. said that the bottom of the bridge is above of the top of the culvert. Sarah M. said that she felt the applicant had demonstrated mitigation of impact to the wetland. Dick J. noted that they plan to minimize fill in the wetland and asked if they were using concrete instead of blacktop in order to reduce pollutants. Doug H. replied that concrete sidewalks tend to be the standard because they last longer.

Jonathan S. asked if surface water would drain off the concrete to percolate under the subbase and then proceed into the wetland and asked whether there was sufficient subbase to handle the freeze/thaw cycle. Doug H. said that the sidewalk will be structurally sound and described the stormwater runoff as follows:

- The sidewalk south of the bridge is sloped toward VT Route 116 to allow stormwater to discharge into the grass channel along VT Route 116.
- The sidewalk north of the bridge is sloped away from VT Route 116 to discharge stormwater into a wetland. Alex W. noted, which Doug H. confirmed, that the stormwater will be treated in the wetland before it reaches Patrick Brook.
- Stormwater discharge from VT Route 116, north of the bridge will go into a grass channel between the proposed sidewalk and VT Route 116, and be picked up by several catch basins. The Stormwater will then be piped under the sidewalk to the wetland east of the sidewalk.

Mitchel C. asked if the bridge would be properly anchored and Doug H. said that it will be fully anchored down to the abutment. Additional discussion about the bridge followed.

Dick J. said that he thought the Army Corps of Engineers need to be involved any time there was fill used in a wetland area and Doug H. said that it was actually under FEMA review. Alex W. said that FEMA standards are upheld at the local level, which would be this Board. Mitchel C. added that per Town regulations he was required to contact ANR and received no reply.

Dennis P. asked if there would be any issues if the culvert needed to be increased in size. Alex W. said that the culvert was once scheduled to be upgraded, but VTrans decided that it was still serviceable and opted to not perform the upgrade. Doug H. said that bottom of the proposed bridge is wider than the existing culvert, so a new culvert would need to be substantially larger to create an issue.

Dennis P. opened the discussion to the public. There were no public comments.

Ted B. moved to close public hearing and to direct staff to draft conditions of approval. Sara M. seconded the motion. The Board voted 7-0

Review minutes of the 4/17/18 meeting: Dennis P. made a motion to approve the 4/17/18 meeting minutes as amended. Dick J. seconded the motion. The Board voted 7-0.

Other business:

Conditional Use Approval Extension Request for Alan & Nancy Norris for development in a stream buffer for a property on Route 116 in the Residential 2 Zoning District. The decision was approved on June 6, 2017.

Mitchel C. said that the project has been delayed due to site work in a stream buffer. Discussion about the history of the project followed.

Dick J. made a motion to approve the 1-year extension. Sarah M. seconded the motion. The Board voted 7-0.

Site plan amendment application approval to add a playground for the Hinesburg Community School.

Mitchel C. said that there was a site plan amendment approval by the Zoning Administrator. He asked the Board if they would like to discuss any concerns. Dick J. asked for clarification on what is considered a minor amendment application and therefore approvable by the Administrator. Alex W. said that the section of the regulations addressing Administrative review says that it can't significantly change a finding of a previous decision, it has to be consistent with the previous site plan approval and would have to be considered by the Zoning Administrator to be a minor revision to the site.

General discussion followed about the project, the Administrative review process as it pertained to this application.

News/Announcements/Correspondence

Mitchel C. said that the continuation of the Martin's Foods of South Burlington, Inc.'s (Hannafords) hearing is scheduled for the May 15th meeting. He said that it would be the only item on the agenda.

Dennis P. moved to adjourn the meeting. Greg W. seconded the motion. The Board voted 7-0.

The meeting adjourned at 9:16 pm

Respectfully submitted,
Dawn Morgan, Recording Secretary