

**Town of Hinesburg
Planning Commission
March 14, 2018
Approved March 28, 2018**

Members Present: Maggie Gordon, Jeff French, James Donegan, Rolf Kielman, Marie Gardner, Joe Iadanza, John Kiedaisch, Barbara Forauer

Members Absent: Dennis Place

Public Present: Andrea Morgante

Also Present: Alex Weinhagen (Director of Planning & Zoning), Dawn Morgan (Recording Secretary)

Joe I. chaired the meeting, which was called to order at 7:33 pm.

Agenda Changes: Alex W. added an item under Other Business regarding correspondence from Lewis Creek Association.

Public Comments for Non-Agenda Items: None.

Village Area Design Standards

- Desired positive outcomes for future development
- Prioritization exercise
- Outcomes to avoid
- Design standard palette for March 28 meeting

Prior to the meeting, the Commission submitted comments to Alex W. outlining their desired positive outcomes for future development. Alex W. compiled the comments and placed them on the board for the Commissioners to place stickers next to each of their top desired outcomes.

The Commission determined that their top desired outcomes were:

- The creation of an historic, lively, economically viable and diverse town core (e.g., residential, restaurants, entertainment, office spaces, light manufacturing, agricultural industry, retail spaces, etc.). This desired outcome would include relevant infrastructure such as water, sewer, fiber optic internet, etc.

- The transformation of VT Rte 116 into Hinesburg's Main Street utilizing various measures such as narrowing the road, creating on-street parking, and signage indicating to vehicles that they are entering/leaving the town center.
- Buildings, blocks and neighborhood that reflect the character and varied architectural styles of the existing village that has grown organically over time. Emphasis would be placed on architectural details and unexpected building patterns.
- Buildings and homes built for efficiency and equipped with heat pumps, solar hot water heaters and other renewable energy sources. Included would be community solar fields, buildings and homes sited for solar gain and flat roofs designed to support rooftop solar.
- Village and village growth area where residents live, shop and work without having to use motorized vehicles within these zones.
- Traffic on VT Rte 116 naturally slowing between CVU corners and Buck Hill Road based on the built environment, road design, traffic calming techniques, etc.
- Walkways and paths coherently connecting created and natural open spaces within the village area.
- Healthy trees shading roads and walkways, vegetative landscape buffers softening the hardscape with native trees and shrubs providing habitat and food for wildlife.
- A concentrated commercial center (primarily retail and restaurants) with street-side parking to slow traffic and create a rich venue for local business and a focal point for shoppers.

John K. said that he felt this was a great hands-on exercise. He said that when the Commission was ready, it would be important to find a way to present the ideas to townspeople in a simple and clear way. This would allow community members to provide feedback and to see if they are in agreement with the Commission's conceptual ideas. He emphasized the need to move slowly and deliberately to allow time to communicate with community members. Marie G. agreed.

The Commission discussed the desired outcomes in general and viewed on screen a few examples of concentrated village centers from other towns. They discussed possibilities for VT Rte 116 such as whether businesses should be placed closer to the road or whether there should be a setback to allow a swath of greenspace and pedestrian walkways to buffer from the road. Street-side parking was discussed as a way to help define the look and feel of a village center and to allow community members to park and walk to shops. The Commission also discussed the importance of creating connected green spaces throughout development.

The Commission discussed the current proposals for development in the village northwest and village northeast districts, and whether or not the Town should be encouraging infill development in the current village center before moving north. Andrea M. encouraged the Commission to consider the topography and natural systems of the northern districts and noted that Patrick Brook is a natural divide with the topography changing on the northern side.

Alex W. asked the Commission what they envisioned for the village northwest and northeast districts if they did choose to focus on infill between Commerce Street and Mechanicsville Road. The Commission discussed the possibility of allowing light industrial/agricultural enterprises to develop in those districts. Joe I. noted that the districts were originally created to allow for the development of a denser, walkable mixed-use community, and said that the need for density would need to be redirected elsewhere. John K. said that he preferred creating denser development in more concentrated areas and leaving the northern districts to lighter industrial/agricultural enterprises.

The Commission viewed pictures from the Village Visualization study that showed examples of what a full build-out of the northern districts could look like and discussion about design standards followed. Rolf K. suggested looking at a summary of the current design standards as a starting point.

Alex W. said that he would provide a summary of the Commission's desired outcomes along with a summary of the Town's current density regulations. Maggie G. and John K. said that they would work on ways to communicate the Commission's vision to community members.

Minutes of 2/14/18 Meeting: Rolf K. **made a motion to approve the 2/14/18 minutes as written.** John K. **seconded the motion.** The Board voted **8-0**.

Other Business & Correspondence

- **Hannaford review updates – 4/17 DRB review; today's regulations to be utilized.**
Alex W. said that the upcoming DRB hearing would be limited in scope to storm water, traffic and setback changes and items associated with those topics.
- **Housing Needs Assessment available.**
Alex W. said that the Housing Needs Assessment is now available and it will be posted on the Town website. He said that the assessment reiterated the need for affordable and senior housing units.
- **Town Plan implementation – update on committee meetings.**
Alex W. said that he is in the process of meeting with committees about their Town Plan action items.

- **Lewis Creek Association water matters event.**

Alex W. said that Lewis Creek Association, in coordination with a variety of other groups, have hosted a series of events called Water Matters. He said that they are hosting a 5th event on April 12th, which is the day after the Commission's first meeting in April. The topic of this event is village land use and strategies to try to avoid polluted waterways that will ultimately result in increased taxes to remedy.

Water resources project engineer Jessica Louisos, from Milone and MacBroom, Inc., will speak about the village studies they have done in Hinesburg, and the village's capacity to enhance natural and built stormwater treatment areas in order to allow for the buildout that the Commission is talking about.

Joe Colangelo, Hinesburg's former Town Administrator and current Town Manager for Shelburne, will also be present to talk about why Shelburne is now facing what was described as a seven million dollar fix to stormwater related issues that the Town was not aware of until sampling of the stream was performed.

There was discussion about whether the Commission would be interested in sponsoring the meeting, and the Commission decided they would be willing to consider sponsoring the event and moving their April 11th meeting to April 12th to be able to attend the event.

The meeting adjourned at 10:04 pm.

Respectfully submitted,

Dawn Morgan, Recording Secretary