

**Town of Hinesburg
Planning Commission
March 28, 2018
Approved April 11, 2018**

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

Members Absent: John Kiedaisch

Public Present: Merrily Lovell

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

Joe I. chaired the meeting, which was called to order at 7:30 pm.

Agenda Changes: None.

Public Comments for Non-Agenda Items: None.

Village Area Design Standards (cont'd from 3/14):

• **Summary of positive outcomes from last meeting**

Alex W. said that he emailed the Commission a summary of the positive outcomes that the Commission reviewed and voted for at the last meeting. Outcomes that received six or more votes are as follows (Alex W. noted that Maggie G. later suggested adding building size limits):

- 1. Vibrant and connected greenspaces within the village area.**
 - To relieve the dense development pattern that is planned.
 - To provide destinations for community use.
 - Street trees, vegetation buffers to soften hardscape, parks/gardens, etc.
 - To create coherently linked created and natural greenspace including walkways, paths, etc.

- 2. Transform Route 116 into Hinesburg's "Main Street" with traffic slowed naturally via design elements.**
 - Narrow traffic lanes, on-street parking, street trees, traffic calming techniques.
 - Building design and placement.

3. **A future village that is the diverse economic core for the town.**
 - Historic features, lively, economically viable, and with adequate infrastructure.
4. **Residents able to live, work, and shop in the village without having to use motorized vehicles.**
5. **Organic growth/development with architectural character.**
 - Varied architectural styles reflecting the character and varied architecture of the existing village.
 - Unexpected patterns of development and multiple building styles rather than cookie cutter buildings.
6. **Energy efficient construction and renewable energy use.**
 - Buildings sited for solar gain, quality construction, use of (designed to support) rooftop solar.
 - Community solar installations.
7. **A concentrated retail block.**
 - On-street and shared parking, focus on retail and restaurants.
 - A focal point for commerce and shoppers.

- **Creating a short list of issue areas to focus crafting of new design standards**

Alex W. said that the Commission has talked about certain elements such as revisiting the Town Official Map, density and bonus structure, phasing of large projects, and design standards for how new development should look, be constructed and function. He said that each topic is connected but could be discussed and acted upon separately. One option would be for the Commission to a few elements now and wait until later to act upon others. He said that if the Commission decided on a few elements tonight then he could bring language examples to a future meeting for discussion.

Rolf K. suggested looking at element #1 (connected green spaces), #2 (transforming Rte 116 into a “Main Street” with slowed traffic) and #7 (a concentrated retail block). General discussion about those items followed.

James D. said that he liked the idea of a concentrated retail block in the current commerce area but suggested also talking about #5 (organic growth/development with architectural character) in the village expansion districts, since there are several projects proposed for those areas. He said that the Commission has an opportunity to influence that development right now. Barbara F. added that healthy, strong trees can make all the difference in the look and feel of a development.

- **Outcomes to avoid**

Maggie G. said that she does not want Rte 116 to become a series of chain businesses, particularly north of the Kinney Drug building. Alex W. asked for clarification, inquiring as to whether it was the type of business or how the buildings were designed that concerned her most. There was general discussion and Maggie G. said that her main concern was having a series of corporate style “box stores” with cheap construction and parking all around the building. Jeff F. agreed that his concern is not necessarily the type of business, but more about what buildings look like.

There was general discussion about acceptable building and sidewalk styles, as well as effective green spaces. Maggie G. said that she does not want to see only residential houses in a new development, saying that she prefers a variety of sizes and styles that both residential and light commercial/small businesses could expand into. General discussion followed about project phasing and the most important locations for density development as the town grows to the north.

- **Briefly discuss proposed April 11 exercise**

Alex W. said that he met with John K. and Maggie G. He said that John K. would like to bring some basic maps to the April 11 meeting and lead the Commission in doing some drawing and placement ideas on development clusters and connected green spaces.

Minutes of 3/14/18 Meeting: James D. **made a motion to approve the 3/14/18 minutes as written.** Jeff F. **seconded the motion.** The Board voted **7-0**, Dennis P. abstained.

Other Business & Correspondence

Alex W. said that the Water Matters workshop has been scheduled for April 12, 2018 and the Planning Commission will be sponsoring the event. With so much on upcoming agendas, he suggested that the Commission keep their regularly scheduled meeting on April 11th but try to keep it shorter. Members who were able are welcome to attend the workshop on the 12th. The Commission agreed.

The meeting adjourned at 8:46 pm.

Respectfully submitted,

Dawn Morgan, Recording Secretary