

**Town of Hinesburg  
Planning Commission  
April 11, 2018  
Approved April 25, 2018**

Members Present: Maggie Gordon, Marie Gardner, Dennis Place, James Donegan, Rolf Kielman, John Kiedaisch, Jeff French (arrived at 7:34 pm)

Members Absent: Joe Iadanza, Barbara Forauer

Public Present: None.

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

Maggie G. chaired the meeting, which was called to order at 7:30 pm.

**Agenda Changes:** None.

**Public Comments for Non-Agenda Items:** None.

**Village Mapping Exercise—design ideas (led by John Kiedaisch)**

John K. began the meeting by showing several maps of the Hinesburg village area on screen. He discussed his previous experience working with the planning department in Boston. He said that the team spent about a year talking with people about their neighborhoods, about what they felt was working, what was not working, and what they would like to see in the future. The team met with community members in their living rooms as well as in public places (such as church meeting rooms), and from those discussions the team was able to create a simple diagram of important community elements. He said from there, they were then able to develop a specific development plan that already had buy-in from the community.

After reviewing multiple maps, the Commission focused on two: one that was a photo taken from an aerial perspective, and another that was a drawing with lot lines color coded to indicate residential, commercial and public space lots. Each Commissioner described key elements that they noticed on the maps. These elements included the prevalence of waterways throughout the town, differences in various neighborhood development, and the terrain with hills and woodlands to the east and flatter foothills to the west.

The Commission discussed ways to define and illustrate a vision of Hinesburg 20 years from now, that could then be taken to the community for feedback. Rolf K. said that the bones of a community are typically waterways and their associated protective green spaces, natural terrain, roads and public

spaces. There was discussion of existing public green spaces and Alex W. noted that the Town already owns Lot 1, which is located next to 2 municipal buildings and could be used as a public green space.

John K. suggested connecting with other Town committees such as the Conservation Committee, Financial Committee and Village Steering Committee. Dennis P. noted that community members who live in the village may have a different vision than people living in the rural areas of town, and John K. suggested an online survey to gain feedback on the greenspace map.

There was additional discussion about desired outcomes and next steps. The Commission agreed that, in addition to continuing their review of development densities and design standards, they would like to work on mapping green spaces.

### **Review of Village Area Development Densities**

Alex W. reminded the Commission that Rolf K. had previously requested a summary of existing and proposed densities in the village area. He said that he began to create a simple table for each district but quickly realized that the data in that format would not be a very useful tool for the Commission's objective. Instead, he uploaded to Dropbox some materials from the village visualization project that show density maps of different districts, along with some density calculations that had been done with a large parcel of land in the RR1 district.

General discussion followed.

### **Village Area Design Standards: review existing standards**

Alex W. said that a document containing the Town's existing design standards had been uploaded to Dropbox for the Commissioners to review in advance of the next meeting.

**Minutes of 3/28/18 Meeting:** Rolf K. **made a motion to approve the 3/28/18 minutes as written.** James D. **seconded the motion.** The Commission voted **7-0**.

### **Other Business & Correspondence**

- **Water Matters meeting – April 12<sup>th</sup> at 7:00 pm**

Maggie G. and John K. both said they were planning to attend the Water Matters meeting.

Alex W. said that although two of the speakers had been changed, the topics to be discussed remained the same.

- **Raven Ridge Development Application**

Alex W. said that he had received a notice from the Nature Conservancy about a development application they filed in the Town of Monkton for improvements to the Raven Ridge natural area. He said that they plan to add an accessible boardwalk and make trail improvements. He said that he did not see any issues for Hinesburg, but that it sounded like positive improvements so more people can enjoy the natural area.

There was additional discussion about the importance of the Official Town Map and how it can be used to inform some of the other maps that the Commission discussed at tonight's meeting. John K. said that he would like to see it used as a type of master plan that has the backing of the Town if it needs to be referenced when working with developers.

Maggie G. **made a motion to adjourn the meeting.** James D. **seconded the motion.** The Commission voted **7-0.**

The meeting adjourned at 9:12 pm.

Respectfully submitted,

Dawn Morgan, Recording Secretary