

**Town of Hinesburg
Planning Commission**

April 25, 2018

Approved May 9, 2018

Members Present: Maggie Gordon, Marie Gardner, Dennis Place (left the meeting at 9:00 pm), Rolf Kielman, John Kiedaisch, Jeff French, James Donegan (arrived at 7:38 pm)

Members Absent: Joe Iadanza, Barbara Forauer

Public Present: Merrily Lovell

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

Maggie G. chaired the meeting, which was called to order at 7:32 pm.

Agenda Changes: None.

Public Comments for Non-Agenda Items: None.

Village Area Design Standards:

• **Review a map of village area greenspaces**

Alex W. said that in the process of preparing a geographic information system (GIS) map of the town's green spaces, he realized that not all of the green spaces are in public use. He said that some areas are in conservation or privately owned but not necessarily accessible to the public. As a result, instead of a GIS map he prepared a sketch of roads, sidewalks and publicly owned green spaces within the village growth area (i.e., does not include Geprags park, Town forests or other privately owned or conserved land).

The commission reviewed each green space and discussed their attributes and current uses. Alex W. reviewed with the Commission some of the larger privately owned green spaces, including the Russell family property and trails, the connecting trails from the Thistle Hill development, the Town forests, green spaces owned by the Thistle Hill and Creekside developments and properties conserved through the Land Trust. The Commission discussed whether or not they would like to see these spaces included on a map for reference.

Rolf K. wondered if green spaces buffering waterways and wetlands should also be included. Alex W. said that the Official Map currently anticipates the creation of riparian parks in some of the wetland areas and the Town may take some of them over in the future for uses such as outdoor education. John

K. asked if the Trails Committee should be included in this discussion, and Alex W. said that the Commission has the Committee's vision and that they are eager to meet once the Commission is ready to begin work on the Official Map.

General discussion followed about how to best define green space, and whether or not to include privately owned land and land located outside the village growth area on the map. Alex W. said that he would include a trail vision map for the next meeting. John K. said that he would like to invite the Trails Committee to the discussion sooner than later, if they have the desire to participate at this stage.

Maggie G. noted that the town is rich with wooded trail areas but could use more areas with shade and benches within walking distance of the village growth area. General discussion followed about potential locations for a civic use area (e.g., Lot 1, Geprags park, the proposed Haystack Crossing project, etc.) and the need for such a space to be easily accessible from the village growth area with enough parking.

- **Review options for greenspace - related design standards**

Alex W. said that he had hoped to have design standards for green spaces prepared for this meeting, but he still has examples from a few more communities to review. He went on to say that there are 7 main categories of design standards for green spaces: quantity (i.e., minimum land requirements), quality (i.e., developable land), restrictions on the placement of utility cabinets/infrastructure, location, connectivity to surrounding areas and green spaces, features and amenities (e.g., seating, tree plantings, etc.), and something that provides interest and creativity (e.g., public art, fountains, etc.).

Rolf K. said that the Burlington bike path has small exercise stations and playgrounds along the path and added that features and points of interest don't need to be large. He went on to say that good design should be the creation of meaningful green spaces and recreational areas first with the buildings and parking areas placed around those spaces, as opposed to having green spaces created as an afterthought once the buildings and parking spaces have been installed. General discussion followed.

Alex W. said that he would create a GIS map of green spaces for the next meeting.

Minutes of 4/11/18 Meeting: Marie G. **made a motion to approve the 4/11/18 minutes as written.** James D. **seconded the motion.** The Commission voted **7-0.**

Other Business & Correspondence:

Hannaford application update – review prior Planning Commission feedback on compliance with the Official Map

Alex W. said that the DRB began its review of the Hannaford project at its 4/17/18 meeting and the review has been continued to the 5/15/18 meeting. He said that the Board was able to review most of the stormwater related items at the 4/17/18 meeting and the 5/15/18 meeting will focus on traffic issues.

Alex W. said that during the previous review, the Commission provided the DRB with a strong opinion regarding the Official Map, with respect to Lot 15. He said that the Commission could discuss at their next meeting whether they would also like to comment on the current review.

Dennis P. left the meeting.

General discussion followed, and the Commission agreed to discuss the matter at their next meeting.

Rolf K. **made a motion to adjourn the meeting.** James D. **seconded the motion.** The Commission voted **6-0.**

The meeting adjourned at 9:08 pm.

Respectfully submitted,

Dawn Morgan, Recording Secretary