

**Town of Hinesburg
Planning Commission
June 27, 2018
Approved July 25, 2018**

Members Present: Maggie Gordon, Marie Gardner, Dennis Place, Joe Iadanza, Barbara Forauer, John Kiedaisch

Members Absent: Jeff French, Rolf Kielman, James Donegan

Public Present: None

Also Present: Alex Weinhagen (Director of Planning & Zoning), Kate Kelly (Recording Secretary)

Joe I. chaired the meeting, which was called to order at 7:01 PM.

Agenda Changes: No changes.

Public Comments for Non-Agenda Items: None.

Official Map Revisions:

Alex W. reviewed the existing greenspace map. It is color coded for differentiation purposes. The map also shows sidewalks (brown lines), streams (blue lines) and buffers (green buffer).

Alex W. then showed a rough draft of a revised official map, and noted it is missing intersection improvement areas, and hotspot stormwater treatment areas (these are very small, so inset maps may be necessary).

Discussion of the maps began. Marie G. found the sideways orientation (north to the right) on the wall awkward; John K. responded that viewing the map sideways may help us to see things differently.

Dennis P. asked if some of the future roads need to come off the map. Alex W. said he removed the extension off Riggs Rd. and the road off Thistle Hill to Lavigne Hill. He kept the roads in the Village NW area and Hinesburg Center (behind Kinney Drugs). Dennis P. asked about the road behind Lyman Park; Alex W. felt that there was a good chance this road wouldn't happen due to wetlands in the area. He clarified that the town doesn't have an easement to turn this into a road, just for parking to use Lyman Park. Joe I. mentioned that this area north of Lyman Park may have potential for stormwater remediation/treatment; maybe we should take this into consideration. Dennis P. asked if we own the area across from Bissonette Farms (as far as for water quality treatment). Alex W. replied there aren't many water quality issues down there to treat. Alex W. asked if there was consensus to eliminate the

road behind Lyman Park. Maggie G. said it is not likely to be developed, and John K. and others agreed to take it off.

John K. asked about the connection that comes from Creekside and goes behind the Cheese Plant to Charlotte Road. Are there issues crossing behind Cheese Plant? Alex W. replied that the landowner is opposed to a road, but they bought it knowing that the town had a plan for a road there. He pointed out that this could be an important way for local traffic to reach Kinney/Dee PT without having to come out onto 116.

John K. asked about a road extension that is part of Creekside, which dead ends when it gets to Patrick Brook. Is this part of the proposal from the developer? He mentioned that it is the town's job to tell the developer what we want, rather than accommodate the developers (not the other way around). Alex W. stated that he mapped the roads that he thought we (the town) would like to own.

Joe I. said that he doesn't see the town's interest in taking over a dead end road. Discussion ensued. Alex W. stated there are two options: connect those two roads on the map, or erase the road.

Marie G. mentioned that many people walk on these roads. Alex W. stated that because it's not on the map, doesn't mean it can't be a future town road. If it is on the map, developers have to leave room for a road there.

John K. said taking the road out in that location allows flexibility for the developer to make trails/connector how they wish. He liked the idea of a connector. He felt the commission should either put a connector in to make it a grid of streets, or take it out completely.

Alex W. mentioned what Rolf has said many times about mapping out specific roads/infrastructure being a good thing. He has gone back and forth between more and less detail (more flexibility).

Maggie G. asked about future houses in this area. Alex W. said the developer plans to continue single family homes up west side, but we don't have enough water to allow it, so it's likely to languish.

Marie G. asked why the map shows a dead end/what is wrong with this. Alex W. responded that we like to encourage connection with other roads. John K. also mentioned the issue of access for emergency vehicles. He felt we should lay out major roads and facilities, but leave smaller things loose enough to allow future Board members to have their say about the details.

Barbara F. commented that she would like to see green space between roads; Alex W. and John K. responded there is actually quite a bit of space between roads. Alex W. mentioned that in the developer's master plan there is a green space in the middle of this.

Dennis P. pointed out that in the phasing, we will end up with dead end roads. Alex W. replied that we might, but that the developer would probably like to maintain a rough road for secondary emergency vehicle access.

John K. mentioned it would be interesting to do a development that is gravel roads, that as it gets built out it gets paved.

Maggie G. said the advantage to showing the dead end road is that we don't want a connection across Patrick Brook. Joe I. disagreed, mentioning that he would read this as open to interpretation. Maggie G. said it would be the same if we left it off. Joe I. and John K. agreed, but Joe I. said that this would mean that the town has no interest in a road here. Joe I. said the map shows that the town has priority to purchase land here, etc. He would argue that the town has an interest in the dead end road north of the brook because it leads to Bissonette Rec Area.

Barbara F. asked about the open area to the west of the development. Alex W. replied this is primarily flood hazard area. It was originally planned as a rec area, but now that Bissonette Rec Area is happening, this doesn't have as much use, so was removed as rec areas.

Alex W. also took off future riparian park areas. Maggie G. mentioned walking paths in these areas. Alex W. said that paths in these wetland areas are problematic to maintain, etc. John K. asked if we should not consider trails in or near stream buffers. Alex W. replied we should be specific about where we want these trails. He removed the one by Patrick Brook because it would be difficult to construct and maintain (beaver-influenced), but kept one by the LaPlatte that leads up to the Bissonette Rec Area. John K. wondered about putting two maps side by side, to show where we do and don't want trails.

John K. asked about how the trail that followed Patrick Brook and led into the Bissonette Rec Area changed. Is this in addition to the sidewalk? Alex W. replied that there is now an existing trail along the north side of Patrick Brook, and Lenore Budd and Joe Bissonette walked it and found it made more sense to jog north then west to keep the trail dry. This could change based on future cropping.

Dennis P. asked why we wouldn't move this road to where the road is now. Alex W. stated the current road is a temporary road that isn't consistent with the Black Rock master plan. How do we want to deal with this (official map vs. developer's plans)?

Dennis P. asked about the trail to Geprag's Park from Ballard's. Marie G. mentioned it is wet in there. John K. said the dashed line would have to reach up to an existing trail (Lupine Spur). Dennis P. said the landowner is likely not supportive. Alex W. mentioned he could talk to the Trails Committee about the wetness issue. Dennis P. asked about a connection from the sidewalk just west of Jiffy Mart up into Geprag's, and Alex W. said that Lenore Budd has explored the area and may have information to share about other potential connections. Maggie G. and John K. said it would be useful to have the Trails Committee attend next meeting.

Alex W. mentioned that he removed the road across the Blomstrann property. She has offered a conservation easement to the town on the three lots above the hill, so these won't be developed. They are proposing to retain an area at the top of the hill as green space for the development that will flow around it, and have a trails system around on the wooded hillside. It made sense to have the public trail walk through this viewpoint, so Alex W. moved it.

John K. mentioned that the earlier official map stated that facilities don't have to be exactly where we place them; he felt that should be included in this map.

Maggie G. brought up the community facility/park on Mechanicsville Rd. Alex W. said this is the area south of the mobile home; it seemed like a good area for a visible/usable park, as there is likely to be a large neighborhood on the field to the east at some point. John K. suggested moving this park to the east side of Mechanicsville Road in the middle of the development (to concentrate development near the road). Maggie G. responded that this wouldn't be accessible to the public then. John K. said that it would be accessible with trails. Joe I. mentioned extending the park to the water/canal. Alex W. responded that a park up on the hill might be more aesthetically interesting. Perhaps we'd like a trail connection from the end of Lavigne Hill Rd. to town cemetery (or maybe into Quinn property). Dennis P. and Marie G. said landowners wouldn't be happy with having their property preserved for greenspace and not developed. Maggie G. said she sees many people walking the (sunny) loop, and having a shaded area here would be great. Joe I. mentioned that we are tasked with doing what's right for the town, and Maggie G. agreed it would be irresponsible not to map a greenspace. Marie G. said she liked the idea of having the park to the east of the road. Barbara F. asked if we need to place everything exactly where we want it. Alex W. said we should be specific. John K. asked if we could have a floating rectangle that would have to be within the development. Marie G. liked this idea.

Discussion ensued about Quinn property, etc. Alex W. mentioned that we should make sure we meet with and talk with all landowners/do site visits. He asked if there was a consensus for park placement (east side vs. west side of Mechanicsville). Most agreed on a larger area on the east side, and Barbara F. added it would be nice to have something smaller on the west side. Alex W. suggested a small contemplative area to the west, and compared it to Nestech property with bench and plantings. Many liked this idea.

John K. mentioned that the Commission will need to say what they want to see within these areas (benches, shade, parking, etc.). Alex W. agreed; each will need to be numbered and particular features listed.

Dennis P. asked if putting it on the map means we are asking to buy it. Alex W. responded that if the owner is unwilling to accommodate, the town would look to buy it when the owner is ready to develop.

Maggie G. and John K. asked if we could reach back to the water here. Alex W. said this is not an interesting water feature. Maggie G. clarified that her comment was just about the access to the shade here.

John K. asked if it is possible to show the road in the cemetery. Alex W. responded that he can correct this.

Alex W. brought up lot 15 and scenarios from Lot 15 Committee. John K. clarified that Mike Busier did graphic drawings; committee of 5 (including John K.) discussed in detail what could/should be on lot 15.

Maggie G. pointed out how the public facility was placed on the northeast corner of lot 15. She liked scenario B on Dropbox. John K. mentioned that all the scenarios on Dropbox left a substantial area as wetland, with boardwalks, etc.

Alex W. said the Commission could use the entire property if desired. However, it has been demonstrated that there can be a commercial use on the property. There was discussion about future community facilities (fire station, Vestry building), their size and parking.

Alex W. pulled the location of public facility on lot 15 from example C where the playground/basketball court was in the corner of the lot. John K. suggested we look at all the examples.

Marie G. asked about having residential use on this lot, and if this was this already decided by the NRG decision. All agreed this was not already decided.

Discussion ensued about lot 15. John K. mentioned that the Giroux property is all potentially developable, and could be connected out to 116.

Maggie G. asked how to proceed; Barbara F. suggested a road trip. John K. suggested further discussion, and getting other committee members to participate.

Alex W. suggested getting the Trails Committee to come to next meeting, and Maggie G. suggested walking the sidewalks during this meeting to look at some of these areas. Alex W. mentioned that the Trails Committee may have feedback regarding overall trails that belong on the map. Alex W. will try to set up the meeting as a walking meeting, but he won't be in attendance.

Minutes of 6/13/18 Meeting:

Maggie G. **made a motion to approve the minutes of 6/13/2018.** Marie G. **seconded.** The board voted **6-0.**

Other Business & Correspondence:

- Update from Alex W. – the Select Board adopted the Planning Commission’s housekeeping regulation changes. Alex W. will be doing a DRB training at their second August meeting (Aug. 21). They will examine lighting at the end of the meeting.
- Barbara F. mentioned the community dinner this upcoming Friday night.

John K. made a motion to **adjourn the meeting. The meeting was adjourned at 8:42 PM.**

Respectfully submitted,

Kate Kelly, Recording Secretary