

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

Members Present: Barbara Forauer, James Donegan, Marie Gardner, Joe Iadanza, Maggie Gordon, John Kiedaisch entered the meeting late.

Members Absent: Dennis Place, Rolf Kielman, Jeff French

Public Present:

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

Joe I. chaired the meeting, which was called to order at 7:10 PM.

**Agenda changes:** None.

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

**Official Map Revisions:**

No one from public was present.

Alex W. said they received correspondence from Lenore Budd (Trails Committee), who recommended adding back Geprag's Park future connection from Ballard's Corner (showing both options). They've been working with the owner of Travia's, and perhaps next owner would be receptive.

Nathan Fry sent a thank you.

Rolf Kielman submitted comments regarding future road connection through Farmall Drive neighborhood; he will be late to meeting.

Summary of Alex's conversation with John Mead (Hart & Mead): he has concerns with that Official Map element because of potential future development. Alex and John M. walked the swale along the stream on the north side of Hart & Mead, because consultants recommended this as a good location for stormwater treatment. Alex stated that the state does not want to work on treatment within wetland areas. The bulb-out at #2 is a wetland (cattails) – may be difficult to accomplish stormwater treatment here anyways. There is a long culvert from St. Jude's back to that area. John M. stated the culvert wasn't set properly (too high), which has caused water to back up along the Hart & Mead property.

Marie G. asked about if stormwater is the responsibility of the property owner; Alex W. replied responsibility falls to town to treat. New developments will be held to today's/future standards. Joe I. felt the village center was impossible to get landowners given the size of lots to make all the necessary stormwater improvements on their own, so the responsibility falls to the town to plan for best fix, community-level stormwater treatment.

Alex W. suggested a better location might be on Lyman Meadows common land somewhere or in Doug Mead's back yard. Marie G. said it Doug Mead's yard is also very wet. Alex W. said he wouldn't be surprised if it were a wetland if allowed to naturalize. Marie G. would recommend Lyman Meadows – but it would require going uphill to get there.

Alex W. suggested Lyman Park, from #6 south to road. It may warrant a more intensive look. Marie G. recommended a road trip to explore it.

John K. entered the meeting.

Joe I. recommended putting it sub-surface below parking lots. Church parking lot and Lantman's are both downhill of significant drainage area.

Alex W. said the best method may be to talk to both Lyman Meadows, church, and Lantman's to include treatment areas on all three.

John K. noted that underground system is only storage (not treatment).

Alex W. said the cost would be huge, and he wouldn't see town putting up money for that, unless it becomes impaired. He recommended doing more study to find the best places before putting on official map.

Marie G. replied there will be more stormwater issues coming.

John K. wondered about building in an impact fee associated with stormwater control. Can you ask that retroactively of these developments? Alex W. replied yes, that Williston/S. Burlington are going that way to create stormwater utilities, and add a surcharge based on impervious surfaces. He noted that properties with 3 acres or more of impervious surface will be required to get a permit to deal with their stormwater.

John K. said we have done extra requirements in the past.

James D. recommended using the northwest corner of Lyman Park. Alex W. said it would be dependent on the state allowing us to divert the stream to pass through a treatment area.

Joe I. said Lyman Park is stipulated as school space, we'd need to run by school/state; Alex W. replied we should get this answered before it gets adopted.

James D. wondered about lower of two fields behind the United Church, unusable as wet as it is. Alex W. replied flood hazard area comes into lower part of soccer field. #1 (behind Mobil station) is also close to Patrick Brook, could potentially be mapped as wetland. Alex W. said he would need to discuss with the state.

Joe I. replied each one has its plusses and minuses. John K. asked how far we go. Marie G. said we will need a lot of area for stormwater treatment.

Alex W. commented that we could always take stormwater treatment areas off and put them on at next revision (next year).

Joe I. felt they should not be removed. Marie G. agreed. In the future, we can revise (take out, etc.). Barbara F. said this way we recognize there is a need.

Marie G. said it sounded like #2 wouldn't work from what Alex said. John K. asked if this is wetland, and if the state would not allow us to construct here. Alex W. said he would check with state. Barbara F. asked if it has always been a wetland. Maggie G. asked and received clarification on property line location.

James D. **made a motion to move #2 to the northwest corner of Lyman Park.** John K. **seconded** the motion. There was discussion about the size. John K. commented it would not fit in the corner of Lyman Park at the same size. Alex W. replied it would have to be smaller. The Commission **voted 6-0** to move it.

James D. asked about the sidewalk in front of Giroux's. Discussion ensued. Does it have to be raised/marked? Everyone was on the same page, and agreed to add a sidewalk should it be redeveloped.

James D. asked about a sidewalk on east side of Mechanicsville Rd. Alex W. said it came off on this draft (was on old map). Alex W. commented they are removing sidewalks in Essex Jct.; part is based on usage, some is a financial decision. Do we need parallel sidewalks on both sides of the road? There is at least one resident on Hawk Lane wondering why there's no sidewalk connecting their neighborhood. John K. said you'd put a crosswalk where road comes in to neighborhood.

Alex W. mentioned someone who was looking at the property for sale next to Quinn property. They liked it because they're close to the village, but didn't like it because there is no sidewalk.

The Commission was ok with adding the sidewalk back in.

Joe I. and others suggested adding second entrance to Geprag's back in. John K. mentioned Andrea M.'s comment about adding a path from Bissonette Rec Fields across to Geprag's.

Maggie G. left the meeting.

James D. said as it is it isn't that far out of the way, and we should leave as is. We have a vehicular access already; why not put a path along the drive. Joe I. commented it is an exercise path, so a little extra distance would be ok. Most agreed it was unnecessary.

John K. mentioned the Richmond Rd. intersection and recreation space up there, although not on Official Map. Most felt this was further away, and it would go on a bigger Official Map. Alex W. said he'd recommend a traffic engineer, but maybe this needs to be in Select Board's and road foreman's budget somewhere. There is plenty of space up there for a recreation area. John K. said it is not a good area for a park because you have to cross the road.

John K. asked about the comment about area for public use off Mechanicsville, and should we allow flexibility? He thought that was implied on all of these. Alex W. replied a small shift is allowed; a larger shift would require a process to adjust the Official Map.

John K. brought up access to Lake Iroquois; most felt this was a different issue that should be addressed on a larger map.

Joe I. wants to table discussion about the future road connecting through Farmall Drive until Rolf is present.

#### **Village Area Public Open Space Design Standards:**

Alex W. said there were many changes made to this draft (incorporating most changes provided by Town Counsel, except those the Commission wasn't ok with, and changes from peer review).

Alex W. recommended putting the Official Map revisions and Village Area Public Open Space Design Standards things together when warning a public meeting.

John K. asked about the wording "non-exclusive". Alex W. replied it means it is not restricted to the person, area, or group concerned. "Open to the public" would be fine. Everyone else felt the same.

John K. requested changing "nexus" to "relationship" or "connection".

James was worried about residential development being tied to dwelling units, not size. Alex W. said this is not the place to do this; he'd recommend doing this in density section.

John K. stated two goals may be in conflict – lower cost housing and senior housing. This says you have to provide more open space if you build more houses. Joe I. said if you switch from area to bedrooms, square footage of building to bedrooms, building on a larger lot means the requirement for open space goes down. Joe I. felt we should require smaller units by zoning the area to require that, or incentivize it so developers would like to do it. He would like to tinker with this regulation to change the mix of buildings.

John K. brought up fencing around utility structures. Could we say opaque fencing? Alex W. said intent is given in the sentence, and this language might limit good screening options. Joe I. said it is counter to use of utility cabinet. Alex W. and John K. said fencing wouldn't go all the way around, just screening on one side. John K. proposed natural material for fencing. Barbara F. mentioned utility cabinets she had seen with beautiful artwork on them.

John K. asked about the 0.5 mile radius for public open space. Alex W. replied he did drag a radius. In Village NW district, the 0.5 mile radius falls into Geprag's. He's not sure about Village NE district. On Mechanicsville, cemetery would take care of it. Marie G. asked about CVU; Alex W. replied they aren't really open to the public most of the time. Do we have most of it? Alex W. replied he thinks we do.

Joe I. said walkability is a good standard. If you required no public open space in NW because rec fields and Geprag's covered it, is that your vision for that area? There may need to be an alteration of that distance or another test; we may not want to absolve solely based on 0.5 mile. Alex W. reminded everyone that this is in the opt-out section. Joe I. said if everyone wanted to write the check, we would not have a patchwork of open space. Alex W. replied that if everyone opted out, we would have a lot of money to build the areas we want. Alex W. commented we could change 10 acres or more to smaller acreage (so smaller lots will still have to provide at least 50% of the requirement). John K. would like to consider more on this. The peer-review planners were also concerned about people buying their way out; they suggested making the value high enough so that it would only be done in a pinch.

Most agreed to continue the discussion to the next meeting.

Barbara F. asked about development at south end of town. Marie G. and Alex W. replied they would be within 0.5 mile of Lyman Park.

#### **Minutes of October 24, 2018 Meetings:**

Barbara F. **made a motion to approve the minutes of October 24, 2018 as amended.** James D. **seconded the motion.** The Commission **voted 4-0;** John K. abstained.

#### **Other Business & Correspondence:**

Alex W. mentioned notices they've received about Hannaford appeals. The Planning Commission did provide testimony via memo and Jeff F., so they were notified about participating in the court process. RGH appealed the subdivision revision approval. If PC wanted to participate in Environmental Court process, they could. Alex W. said the Select Board would represent the town, and he wouldn't recommend the PC getting involved.

James D. asked about the role of official map. Town Attorney felt that 120-day clock on the official map was triggered, but it's not clear when it starts (possibly after appeal). The Select Board has had some executive sessions with Attorney, and will decide soon. Alex W. would like to ask for a stay of the 120 days. We don't really know, and it is a Select Board decision.

Budget time: mostly the PC budget is eaten up by personnel costs. Special projects line item has some wiggle room. Alex W. would recommend funding at the \$6000 mark, as match for Municipal Planning Grant and for the Regional Planning Commission grant's match. We can talk about what the project will be in the future, but it may not impact the amount requested. We are waiting to hear back on the grant for Architectural Design Standards.

John K. sent a few things to everybody, he found interesting. The Commission thanked John.

Barbara F. mentioned Friday, June 28, 2019 for community dinner.

James D. **made a motion to adjourn**, and Barbara F. **seconded the motion**. The meeting adjourned at 9:07 PM.

Respectfully submitted,

Kate Kelly, Recording Secretary