

**Town of Hinesburg
Planning Commission
April 10, 2019
Approved April 24, 2019**

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

Members Absent: Jeff French

Public Present: None

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

Maggie G. chaired the meeting, which was called to order at 7:03 PM.

Agenda Changes: None.

Public Comments for Non-Agenda Items: None.

Revisions to Official Map and Zoning Regulations:

Maggie G. proposed looking at five things to discuss (sidewalk on Mechanicsville Rd., road width, Farmall trail, riparian buffers/trails/parks, additional comments on lot 15).

1) sidewalk east side Mechanicsville Rd.: Barbara F. remembered that it was planned for the east side originally, but feels it makes more sense on the west side, and suggested adding crosswalks at Mulberry Ln. and where cut to Quinn property is, and removing the northern part of the crosswalk. Joe I. suggested adding crosswalks at Cemetery and Hawk Ln. John K. asked about keeping the sidewalk from Mulberry Ln. north to Quinn property. James D. suggested taking the sidewalk off from the four corners down to Quinn property (leave it from the Quinn Property to the south). Alex W. thought that the design/zoning standards would require a sidewalk along the frontage anyways. If removed, it would therefore only mean that the town can't claim that area as a place for a future community facility. John K. mentioned crosswalks: Alex W. said because the town owns the road, we wouldn't have a problem putting one in. But for planning purposes, it is good to see the connections and not have gaps. Marie G. felt having sidewalks on both sides of the road is overdoing it; if we put in crosswalks and already have sidewalk on the other side, we are covered. Dennis P. asked about development on the west side of Mechanicsville; Alex W. replied there is limited potential, with more potential on the western hill (access off CVU Rd). John K. mentioned having sidewalks on both sides is crucial on Main St. Alex W. showed the regulations: in RR1, sidewalks are at the discretion of the DRB. Maggie G. suggested keeping the sidewalk on the map up to edge of Quinn property, and taking off north of there. Dennis P. asked about

sidewalk from Mulberry Ln. to Hawk Ln. (stream here); town would be on the hook for this. Rolf K. suggested leaving it from the north edge of the Quinn property, as there could be a unique path there. He would leave the sidewalk south of Hayes' property with flexibility. All agreed to leave from edge of Quinn property south to Mulberry.

Road widths: Mike Buscher's comments on numbers 11-16. Discussion ensued about widths at Farmall Dr. Joe I. mentioned you want to prescribe walkable/bikeable area (not just traffic). Marie G. said you can't make it wider after development, so it should be wide enough. Maggie G. said the wider it is, the faster the traffic, and she felt 50 ft. wide is too wide. John K. said for dead-end/cul-de-sac roads, the Commission could prescribe a particular cross-section, that's different for different types of road. Alex W. replied that the Commission would be doing this with new streetscape design standards. Alex W. clarified that the Official Map is just asking enough room for all this to happen; the Commission wanted more detail, which Alex added, but Mike B. felt this was too prescriptive. Alex W. suggested we could back off the description here (instead add language about function, with possible features instead of prescriptive details). All agreed to have Alex revise as described.

Farmall trail: Suggestion of removing a short section of trail and modifying the map to reflect current use conditions. Alex W. said the current wet conditions might change in the future given development/stormwater pond. Lenore B. suggested leaving this section, and acknowledging current sections of trail along Patrick Brook (south side). Barbara F. said a boardwalk may be solution for wet area. James D. asked about trail Mike Loner was discussing. It wrapped south of condos on Farmall Dr., went down to LaPlatte, but was never maintained by the association or town. The Commission discussed showing the section (VAST) trail; should it be on trails map and not on official map? This could be a winter-only trail. Most felt Erik Engstrom stated his case well, but didn't feel this should be added as an official map element. Maggie G. suggested we look at stream buffer map (100 foot setback on Patrick Brook); as a member of the public commented, we could feasibly add a trail next to every stream. Alex W. replied that much of the year this type of trail in the stream setback is fine, but some months you can't walk on it. John K. asked what would happen if they don't add the red line there; Alex W. replied that if the developer wanted to add a stormwater pond right there, they could, and the trail would be broken. Marie G. didn't feel the trail under discussion would change in the life of the map. Alex W. said if the developer put a stormwater pond in this area, putting it on the Official Map would require them to put a path over it. All agreed to put it on the Official Map, and to keep the original section under discussion as well (though wet now).

Maggie G. suggested discussing lot 15 again, but delaying to a future meeting.

John K. brought up issues of a park at the intersection by Texas Hill Rd. Marie G. said the landowner who commented knew about trailer park when she purchased her home, and her home is set back a ways, and any improvement we are discussing here would not devalue her home. James D. commented this park won't be out of the way, so maybe there will be less chance of vandalism. Joe I. said crosswalks would need to go across here. This would address many town issues (sidewalk, safety of

intersection, park). Dennis P. said trailer park has space for a park on the trailer park property, and it seems unsafe to have it near the road. Alex W. noted that a future study should find landownership here. No changes made.

John K. brought up safety on Richmond Rd.; all agreed that is why the Richmond Rd. sidewalk is on the Official Map. The Commission has done as much as they can do in this process.

John K. brought up interference in back yards due to lots on top of NRG. This element (#33) sticks into where NRG's development shows houses. Alex W. clarified that this adjusted #33 has dealt with that issue. Other comments about privacy from houses along CVU Road are difficult to deal with.

There was concern about town roads around the Cheeseplant (south side 20, 18 that cut through west side of property). Landowners are concerned with road connection through property (18, that would bisect property). There was also concern also about making 20 a public road (sight lines, etc.). All felt it remains in the village's and town's best interest to keep this on the map. No change.

John K. said the Rec Committee was concerned with long-term maintenance costs, and he explained this is a planning tool. Alex W. said many comments were received in both directions. Joe I. suggested planning conservatively, because you can't add more space after it is built. Rolf K. mentioned that he agrees with Joe I. The bone of contention is lot 15; maintenance and costs are a good concern, but it won't happen if not designated. Alex W. said the comments the Commission received were along the lines that this is 2 to 3 times what we can afford to maintain. Because of that, we should cut lot 15 and maybe more off the map. Maggie G. replied that the Commission's planning process is that they think big and long down the line. Alex W. agreed we should plan big and shrink if needed. Alex W. said some people suggested an economic analysis to determine how many more town staff would be needed when the town was twice as big. This would be helpful to recommend to the Selectboard when making fiscal recommendations. Discussion ensued about how these spaces will be developed (by developer, by town, etc.) and maintained (likely by town).

Minutes of March 13 & March 27 Meetings:

Rolf K. **made a motion to approve the minutes of March 13, 2019** as written, and Joe I. **seconded the motion**; the Commission **voted 6-0**; James D. and Dennis P. abstained.

Joe I. **made a motion to approve the minutes of March 27, 2019** as written, and James D. **seconded the motion**; the Commission **voted 6-0**; Barbara F. and Dennis P. abstained.

Other Business & Correspondence:

Alex W. updated the Commission on Hinesburg Center Phase II (for the field owned by the Lyman family to the west of Kinney Drugs). They originally got approval in 2016 for sketch plan. In preliminary, it was

denied because there was not enough water. In a 2017 sketch plan approval, they proposed a smaller first phase. They received their water allocation for that portion of the development. Instead of progressing to the next phase (preliminary plat review), they have changed the plans, so now they are back to sketch plan review.

The meeting adjourned at 8:59 PM.

Respectfully submitted,

Kate Kelly, Recording Secretary