

**Town of Hinesburg
Planning Commission
May 8, 2019
Draft**

Members Present: Maggie Gordon, Joe Iadanza, Barbara Forauer, Rolf Kielman

Members Absent: James Donegan, Jeff French, Marie Gardner, John Kiedaisch, Dennis Place

Also Present: Alex Weinhagen (Director of Planning & Zoning)

Maggie G. chaired the meeting, which was called to order at 7:10 PM.

Agenda Changes: The order of the agenda was revised to put other business and correspondence first, since there was not a quorum of Planning Commissioners – i.e., in the hopes that other Commissioners would arrive later.

Public Comments for Non-Agenda Items: None.

Other Business & Correspondence:

Alex W. noted that the Town of Shelburne Planning Commission is holding a public hearing on May 23 to consider some zoning revisions. He said that the particulars are available on the Dropbox site.

Alex W. provided an update on the water/wastewater allocation recommendations, which were presented to the Select Board at their May 6 meeting. The Select Board briefly discussed the Allocation Committee's recommendations, and requested a one-page summary outlining next steps and a time line. Alex W. said that if the Select Board moves forward with the proposal, the Planning Commission would be involved via a zoning regulation revision, and that this project might be ready to begin in mid to late summer.

Alex W. provided an update on the Energy Committee's work to update the energy chapter of the Town Plan. The committee is working on this with staff from the regional planning commission (CCRPC). The CCRPC is providing assistance to several towns to create energy plans that better address the State's energy goals and planning. One of the principal benefits of this is for the Town to garner energy plan approval, such that recommendations in the Town Plan would receive greater deference when renewable energy facilities (e.g., solar and wind facilities) are reviewed by the State Public Utility Commission (PUC). Currently the PUC must give "due consideration" to Town Plan provisions, but once a local energy plan is approved, the legal standard is elevated, and the PUC must give "substantial deference" to Town Plan provisions. Alex W. said that the Energy Committee hopes to complete a

revised draft of the energy chapter in June/July, so this might be ready for Planning Commission consideration in mid-summer.

Alex W. noted that at their May 6 meeting, the Select Board discussed the possible need for local ambulance service. He noted that Saint Michael's Rescue is the primary ambulance company serving Hinesburg, and they have informed the Town that they will no longer be able to serve Hinesburg as of June 2020. The Fire Chief (Al Barber) feels a local ambulance service makes sense, and that planning should begin for the service and the infrastructure to support it (e.g., ambulances, expanded fire station). Alex W. said that the Select Board is forming a committee to review options and costs, and to make recommendations on how to proceed.

Revisions to Official Map and Zoning Regulations:

Maggie G. said that her hope was to finish the discussion at tonight's meeting. However, given the lack of a quorum at tonight's meeting, there couldn't be a vote to forward the Official Map revisions and Zoning Regulation revisions to the Select Board. The Commissioners present decided to have discussion anyway, particularly with regard to the comments that John Kiedaisch forwarded.

John Kiedaisch's first comment was a suggestion to extend the future sidewalk on the east side of Mechanicsville Road all the way to the entrance to the Town Cemetery. Per the public comments and Commission discussion in April, the revised Official Map (Draft 8; 5/3/19) only showed a future sidewalk extending from the Quinn Estate property south to Mulberry Lane. Barbara F. said she didn't feel good about extending the sidewalk across the frontage of the property at 674 Mechanicsville Road because the house is so close to the road. Rolf K. said he agreed with John's suggestion, but that he also felt the sidewalk could be difficult here, and he wondered if there weren't other options for pedestrian connectivity. The group viewed aerial images and Google Street View images to get a better sense of the constraints. The group discussed whether it was wise to plan for sidewalks on the east side of Mechanicsville Road at all, versus relying on the existing sidewalk on the west side, and simply adding three crosswalks: at the Town Cemetery entrance; at the entrance to future development on the Quinn Estate property; at Hawk Lane. Joe I. felt that we should definitely plan for these crosswalks regardless of whether the map shows a future sidewalk on the east side of the road. Rolf K. thought it made sense to show the future sidewalk to convey the Town's intent for pedestrian access and connectivity, even if the ultimate solution was something other than a road-aligned sidewalk. The group agreed that this would need to be settled when more Commissioners were present.

Another comment by John Kiedaisch focused on community facility #36 – a future park shown on the east side of Mechanicsville Road, on the Quinn Estate property. Alex W. explained that he had increased the size of this facility per the discussion at the April 24 meeting – i.e., shrink the size of facility #34 on Commerce Street, and increase facility #36 to make up the difference. Facility #34 was reduced by 2.6 acres (from 4.8 to 2.2 acres), but facility #36 was increased by 4.6 acres (from 2.5 acres to 7.1 acres). He explained that he made facility #36 a bit larger than originally anticipated to reflect the topographic

features on the site. He reviewed the site on screen using aerial photography, contour lines, steep slopes, etc. He explained that the revised facility #36 contained about 3.0 acres of land on the edge of the meadow that could be suitable for typical park improvements. The remainder of the park includes a significant hill, the summit for which is actually on the adjacent Town Cemetery property. Given the steep slopes along this hill, Alex W. said he extended the park a bit farther to the east so that it would include an area of more reasonable slopes to allow for a connection (future trail or road) to the Town Cemetery property. This is why facility #36 is a bit larger than expected.

Joe I. said he wasn't sure the park needed to be this large, and that a simple trail connection to the cemetery was all that was needed – i.e., not a wider connection for a road. He suggested reducing the eastern extent of what was depicted. The group also discussed the possibility of a trail connection on the west side of the hill, between the steep slopes and the stream. Joe I. pointed out that it looked possible to make this connection largely on the same contour in order to avoid the steep slopes. If that were possible, then the eastern extent of the park could be substantially reduced.

The group discussed visiting the Town Cemetery portion of this area to get a better feel for the possible connections. Alex W. said that he would distribute a map, and encourage Commissioners to walk on the Town-owned property (via the Cemetery) to get a feel for the area north of facility 36. He said that he will reach out to the executor of the Quinn Estate to discuss this and get feedback. He noted that a letter was sent to the executor in October about the Official Map changes, but that no response was received.

Alex W. noted that John Kiedaisch's other comment was about a note on the plan relative to a future trail north of Farmall Drive. Barbara F. suggested eliminating the last portion of the sentence that referred to the developer's plan.

Maggie G. said that further discussion would be needed with more Commissioners, and that this would be scheduled for the June 12 meeting, since the next meeting on May 22 is already scheduled with guest speakers.

Minutes of April 10 Meeting:

Tabled for the next meeting.

The meeting adjourned at 8:30 PM.

Respectfully submitted,

Alex Weinhagen, Director of Planning & Zoning