



Town of Hinesburg  
Planning & Zoning Department  
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## MEMORANDUM

**TO:** Selectboard  
**FROM:** Alex Weinhausen, Director of Planning & Zoning  
**DATE:** November 12, 2012  
**RE:** Redstone (Cheese Plant) – Project Sign - Act 250 Municipal Impact Questionnaire

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The owners of the old Cheese Plant property (Catamount-Malone/Hinesburg LLC, also known as Redstone) are in the process of getting permits to install an overall project sign for the property. This will require both a local DRB permit and, believe it or not, an amendment to their overall State Act 250 permit. See attached sign specifications and site plan showing the proposed sign location. The proposed sign is shown on the site plan to the west of the existing sidewalk, and about 10' north of the existing Route 116 curb cut. The Act 250 process requires them to obtain input from the Town via a "municipal impact questionnaire" – see attached.

**I did NOT query department heads for input on this sign application because I simply can't imagine that a simple sign could cause an undue burden on the provision of municipal services.**

Frankly, completion of this particular municipal impact questionnaire is really just a formality given that the DRB and the Selectboard have already rendered positive findings in support of the overall project and its various components. Furthermore, the DRB will review the particulars of the proposed sign to ensure it complies with our local regulations, and does not create a visibility issue for traffic exiting the site on to Route 116.

So... the question is whether the Selectboard feels the Town has the capacity to provide the necessary services (e.g., fire protection, police protection, road maintenance, water & sewer service) without posing an "unreasonable burden". You need a motion to authorize either the Selectboard chairperson or the Town Administrator to complete and sign the form. If the answer is yes (we have the capacity), then completing the form is straight forward. If the answer is no, there will need to be sufficient discussion so that questions b-e can be addressed.