

SELECTBOARD MEETING

DRAFT

August 19, 2013

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Attending the meeting; Jon Trefry, Mike Bissonette, Phil Pouech, Andrea Morgante, Tom Ayer, Joe Colangelo and attached lists.

Meeting called to order at 7:00 p.m.

Jon opened the Public Hearing on the Rural Area Zoning Ordinance.

Alex gave an introduction of the proposed changes including Selectboard revisions.

George Bedard spoke about the new natural resources map and what landowners will face when attempting to use their land in the wildlife corridor.

Pam Durda said she bought her land because it was rural. She asked if these regulations exclude what her original deed states about developing her land due to the wildlife corridor.

Peter Durda said he understands the ability to divide one lot now but then is forced to pay higher taxes due to the additional building lot even if dividing now for possible future development.

Jon said that wildlife is a secondary resource so does not exclude land from development.

Bob Hedden asked how does the Town determine ag soils and has the Town consulted with the Audubon Society in regard to core wildlife areas.

Chris Morrell also noted the fact that he can subdivide now but at what cost – he would need a formal plan resulting in thousands of dollars in professional fees as well as an additional \$100,000.00 value for the building lot increasing his taxes. Removing his ability to create such a lot should reduce the value of his property by \$100,000.00. Chris does not feel it is fair to ask a select group of residents to carry the weight of keeping open space.

Judi Maculan said she is confused on the ½ acre one time allowed subdivision. Jon explained how that worked.

Ruth Ayer said she does not think the ½ acre lot development is what Hinesburg wants to look like and feels the Town should not penalize large landowners just to keep open land for the Town.

David Zuckerman said he farms on Gilman Rd and sees the proposal as one that controls overdevelopment and at the same time allows for landowners the ability for development.

Tim Casey said he feels the 10/12/15 acre limits is putting too much burden on landowners.

Andrea Haulenbeek said she agrees with David Zuckerman that the Planning Commission has a good balance in the proposed plan.

Ken Brown stated in 2005 the Town decided to have a concentration of population in the Village area to keep other areas rural and this plan follows that.

Barbara Lyman asked how much of land the Town is taking and how much can the landowner use. She feels this proposal equals a land grab.

Bill Marks noted the one time opportunity to subdivide and in order to avoid an abundance of speculation subdivisions suggest putting a time frame on the exemption.

Peter Erb feels the proposal goes along with good use of the land.

Jean Miner said she has been attending meetings on this issue over the past 4 years. She feels the small farm businesses will lead to problems with increased traffic on rural roads. She stated that if landowners need the 10/12/15 acre amounts for each lot the cost will be passed on to the buyer making buying land a burden. She feels everyone benefits from open land but everyone is not paying the taxes on open land.

John Velleux, resident of Texas Hill, is 100% opposed he feels rural character does not exist in Hinesburg given the traffic on Rt116 and buildings. He says that the wildlife do come into housing areas so development will not be a detriment to wildlife. He feels the current regulations of 3 acre parcels are working well.

James Donegan agrees with the increase in uses and does not agree with the density. He feels the Town should go back to the take outs originally proposed.

Maggie Gordon said she feels buyers of 10 acre lots are looking for privacy not for future subdivision.

Bonnie Temple said as a large property owner she feels the Planning Commission proposed density is good she added that protected resources and undevelopable areas are of concern.

Meg Handler wanted to thank all those who put the time and effort into the proposal. She added that while not perfect it is a workable solution and is important to move forward.

Larry Ketcham said he feels this is based on generation gaps. Open space is not a rural way of life, density is not a rural way of life, lifestyle is to a great extent a rural way of life. He does not like the idea of not being able to build for example on a ridge line as it might spoil someone's view. He said if you want the view, buy the land.

Ruth Ayer said open land is not everyone's rural character but for the owner of the land.

Peter Durda said the Town should leave things as are. Don't change the land.

John Kiedaisch said he sees this as an opportunity to allow farming to reconstitute itself by filling it with houses and feels this is a good plan.

Jean Miner said she does not need to be told how to handle land and has done well without Town interference.

George Dameron is in favor and feels this is consistent with the Town Plan, supporting and promoting the common good of all citizens in Hinesburg.

Kathy Beyer said she owns property in the ag district and supports the proposal.

Peter Erb suggests a language change in the section noting the Town will provide maps.

Denis Casey said open land is great but disagrees with the take aways and density.

Joe Iadanza clarified that there are no "take outs." You can't physically build in the primary resource areas and must be careful about the secondary resources.

Jon closed the Public Hearing.

The Board discussed if they should proceed with the second Public Hearing on Sept 9.

Jon said he is favor of proceeding.

Andrea wants to move forward and moved that the Board warn a Public Hearing on Sept 9, 2013 for adoption of the Rural Area Zoning Ordinance. Second by Phil who added he feels there is good balance in the proposal as submitted.

Tom said he likes the goals but is not in favor of the densities.

Mike B said he is still undecided. It seems the 10 acre parcel owners were given consideration but not the large acreage landowners.

Motion voted and approved with Tom and Mike B opposed.

Jon moved the Board hold a special meeting on Wednesday at 7:00p.m. for the purpose of finalizing an ordinance for the 2nd public hearing. Second by Phil and approved.

CBC Policy & Procedure Update Discussion

Board members reviewed the final version.

Phil moved the Board vote to adopt the Town of Hinesburg Commission, Board, and Committee Appointments and Procedures Policy. Second by Andrea and approved.

FY2015 Budget Development & Selectboard Retreat

Phil has agreed to again be the point person from the Board for budget preparations.

Phil moved the Board vote to adopt the FY2015 budget development process, second by Mike B and approved.

Town Administrator Report

- a. Public Safety Facility – The Town held a mandatory pre-bid meeting on August 9th and a list of those attendees is included with the Selectboard packet. Also included is a letter Joe wrote to the Act 250 Commission and the final bond payback figures from the bond issuance held at the end of July in Boston.

- b. 116 Corridor Study – The 116 Steering Committee will meet Thursday evening (August 15)
- c. Water/Wastewater Operator – Rocky and Joe reviewed applications and will interview any potential candidates the week of August 19 – 23. Phil and Tom will participate in the interviews.
- d. Hannaford Act 250 Materials – Final materials submitted to Act 250 on behalf of the Selectboard will be included with packet materials. The first public hearing was held at Hinesburg's Town Hall on Wednesday, August 14, 2013; another public hearing is slated for August 21 at Town Hall.
- e. CBC Reappointment Updates – See resignations in your packet. We will plan to honor all of those who have served publically.
- f. Police Department Personnel Update – Officer George Fon retired from HCPD. The Selectboard and Police Chief should move immediately to refill the position. Joe thought it worked well last time when two (2) Selectboard members partook in the interview process. Mike B and Andrea volunteered to be a part of the process.
- g. 3rd Floor Chairs – See quote in Selectboard packet. Joe would like to fix-up the new 3rd floor conference table with chairs deserving of the setting. To fit up the 3rd floor conference room we are looking at roughly \$2000-3000. We should get between 6 – 12 chairs (maybe 10). In the future, he would also like to purchase better A/V materials folks could look at maps and plans on a projector or large computer monitor hanging near the new table. Andrea noted items like this should be included in the budget for next year. Joe will check additional options and get back to the Board.
- h. E-mail Addresses – If Selectboard members have not made a time to meet with Aaron Kimball please make that a priority.
- i. Town Hall/Grad Challenge – Joe contacted CVU to find a senior who might be interested in taking on the organization/utility of the Main Hall as a ‘Grad Challenge’.
- j. MTBE – Currently, the defendants (big oil) have opposed transfer to multi-district litigation (MDL) so there is a panel hearing set for the end of September to determine jurisdiction. So the case is in limbo until it is assigned a court. Timeline moving forward is unknown.
- k. Vermont Gas – Public Hearing is now scheduled for September 10 (originally September 11) at a site to be determined.
- l. CBC Annual Review – See your packet for schedule of CBC's for their Annual review with the Selectboard.
- m. Zoning Notice of Violation – See Notice of Violation from the DRB Administrator to the Laberges. Joe has been in contact with the Laberge family and advised them to grieve this violation (they said they would like to grieve) to the Development Review Board. The Selectboard does not have authority on this matter at this time and should not spend time discussing the matter in open or executive session.
- n. Hinesburg Center (Creekside) Phase II – See some background in your packet. This will be in front of the Development Review Board starting on August 20th. The Affordable Housing project which the Selectboard has some knowledge of is part of Phase 2.

SELECTBOARD ITEMS:

Andrea advised that regarding the ACT 250 hearings on Hannaford the Town can submit post hearing testimony. She addressed the storm water issues do to design changes on the part of Hannaford. Andrea also noted VELCO should have permission from the Town to work in the right of way where they are working on Charlotte Rd under the VELCO line.

Andrea said the sidewalk problems at the intersection of Kelly's Field Rd and Rt 116 continue. Andrea said there are sidewalk construction issues with the landowners on the new rec path. She advised the Board of damages to Sara Quinn's motor home due to construction problems. Andrea moved the Board approve spending up to \$500.00 for a one time fix to put a new step on the motor home owned by Sara Quinn due to damage resulting from construction of the sidewalk, and that the Selectboard is committed to getting a proper design to fix the sidewalk. Second by Phil and approved.

Phil reported on VT Gas. They still have not responded to the questions asked regarding work in Hinesburg or the status of research on expansion of the gas line up Richmond Rd. Phil said he will touch base with VT Gas.

Joe noted VT Gas signed a MOU with Addison to provide gas to the residents.

MINUTES

Phil moved to approve the minutes of 7/29/13 as amended, second by Mike B and approved.

WARRANTS

Jon moved the Board vote to approve the warrants, including payroll, as submitted by the Town Treasurer. Second by Mike B and approved.

Meeting adjourned at 10:15 p.m. on a motion by Tom second by Mike B and approved.

Respectfully submitted,
Valerie Spadaccini, secretary