



Annotated Agenda

April 6, 2015

4. Interview for the Champlain Housing Trust Board (Mike Loner)

Guests: (1) Mike Loner.

Enclosures: (1) None.

Mike, who resides with his family in Creekside, is currently on the Champlain Housing Trust (CHT) board through his work with the DREAM Program. CHT has proposed having Mike accept a dual role of sorts, by becoming Hinesburg's public representative to the organization's board (following appointment by the Selectboard).

The text below is from an email Mike sent previously, and provides both his background and that of the request/proposal:

"Please accept this email as my approach to the town requesting to be the Champlain Housing Trust (CHT) Public Member from Hinesburg. As you know, I am already on the CHT Board of Directors so an 'appointment' from the Town Council would create a more official line of communication for CHT to the town through me as a Public Member. I could provide periodic updates to the Town or voice the council's concerns or questions to CHT.

Here is a brief bio/statement to the Council:

Michael Loner is the CEO (Chief Empowerment Officer) of the DREAM Program, a regional mentoring organization that partners college student volunteers with youth from low-income housing neighborhoods in long-term mentoring relationships. DREAM has offices in Vermont, Boston and Philadelphia. Mike currently serves on the Governor appointed Children and Family Council for Primary Prevention and is a former Planning Commissioner for the City of St. Albans.

Since 2007 Mike has lived in Hinesburg with his wife Vicki and daughter Alexandria who is 8 years old and is in third grade at the Hinesburg Community School. Mike is active in the community as a soccer coach for the Hinesburg Recreation Department and for Iroquois Soccer."

Also from one of Mike's emails: "Housing is a critical issue in Hinesburg and across Vermont and young families in our community are in need of high quality, affordable housing. As Hinesburg looks to its future and strategically plans for smart growth within the village center, affordable housing will most certainly be a part of the conversation. Having a town member on the CHT Board of Directors will be a valuable communication tool to work with that organization to plan for this issue. Thank you for your consideration and I look forward to meeting with the Hinesburg Town Council to discuss my appointment."

Consider a motion to appoint Michael Loner as the Town of Hinesburg's public member on the Champlain Housing Trust's Board of Directors.

5. Discuss Alan Norris/Meadow Mist Request Regarding Sidewalk Costs

Guests: (1) Alan Norris

Enclosures: (1) None.

Alan Norris asked for time with the Board to discuss the sidewalk required for his Meadow Mist project. Construction of the sidewalk is required in the Development Review Board's approval, and is related to the timing of construction.

The following is from an email received in January from Alan:

"Trevor, I am would like to offer to pay the 20% town matching fee for the sidewalk from the Hinesburg Elementary School to the Meadow Mist development.

I would like it to be 20% of the highest estimate which would be fixed at \$36,000. This would be payable at start of construction of the sidewalk or contingent to obtaining first occupancy permit whichever comes first. I would like to be able to continue construction of Meadow Mist even if the sidewalk is delayed due to other funding."

The 20% "matching fee" refers to the Town's required match for a potential sidewalk grant. The Town does not have an active or planned grant application related to this sidewalk; any matching funds would need to follow an application for and award of grant funds.

Action is not anticipated.

6. Presentation on Neighborhood Development Areas

Guests: (1) John E. Adams, Planning Coordinator, Vermont Department of Housing and Community Development
(2) Alan Norris

Enclosures: (1) None (see link below for more information)

Alan Norris has approached the Town to consider designating the Village and Residential 2 zones as Neighborhood Development Areas. His Meadow Mist project is within the Residential 2 zone and borders the Village zone. John Adams oversees the program for the State and has volunteered to present more information on the designation, including the potential benefits for both the community and a developer.

The link below connects with the Department of Housing and Community Development's website section on the program:

http://accd.vermont.gov/strong_communities/opportunities/revitalization/vermont_neighborhoods

Action is not anticipated.

7. Amend the Wastewater Capacity Allocation Ordinance

Guests: (1) None anticipated.

- Enclosures:** (1) Memo re proposed changes to the wastewater capacity allocation ordinance (the moratorium on new wastewater allocations)
(2) Wastewater Capacity Allocation Ordinance
(3) Revised water/wastewater capacity and land use timeline

The proposed ordinance change is to institute a moratorium on new wastewater allocations. The memo included in the packet contains the proposed language. The revised timeline is intended to give the Board a sense of what the next eight or so months would look like, as far as trying to achieve the different ordinance/policy/land use goals identified at the previous meeting.

The ordinance is effective 60 days from the date of adoption, and amendment includes a period of public notice following the Board's action (posting in five conspicuous places, publication in the newspaper, etc.).

A "recap" of last week's conversation may also be useful for any public members attending or viewing remotely.

Consider a motion to amend the Wastewater Capacity Allocation Ordinance as presented, instituting a 12-month moratorium on the allocation of new wastewater capacity, except as otherwise specified in the amended ordinance.

8. Discuss the Proposed Stormwater Regulations

- Guests:** (1) Alex Weinhagen, Director of Planning and Zoning.

- Enclosures:** (1) Memo from Alex re stormwater regulations
(2) The Planning Commission's proposed stormwater regulations revisions
(3) Stormwater Introduction from Alex

The proposed regulations were presented on March 16th. Following this discussion, consider either warning a public hearing or identifying proposed changes to the regulations. The "deadline" for Selectboard action is July 2015.

The public hearing is proposed for the Board's first meeting in May, and in either a moment of clairvoyance or error, presumes the Board has switched to the Thursday meeting schedule (see agenda item #11).

Consider a motion to warn a public hearing on the proposed revisions to the stormwater regulations for Thursday, May 7, 2015, at 7:00 p.m. in the Main Hall of the Hinesburg Town Hall.

9. Consider Accepting Irrevocable Offers of Dedication for Green Street Affordable Housing Project

- Guests:** (1) Chris Snyder, Snyder Homes (Green Street project developer)

- Enclosures:** (1) "Green Street Docs" (includes the DRB's decision, the irrevocable offers, the association articles, etc.)
(2) Green Street site plan maps

There are three (included in the attachment titled, "Green Street Docs"): for conveyance of water lines (p.13), for conveyance of wastewater lines (p.19), and for conveyance of a 25'-wide walking path/VAST trail easement (p.16).

Consider a motion to accept the irrevocable offers of dedication for conveyance of water lines, wastewater lines, and the 25'-wide walking path/VAST trail easement.

10. Consider Appointment of a Forest Fire Warden

Guests: (1) None.

Enclosures: (1) Vermont Town Forest Fire Warden appointment form

Ed Waite is interested in remaining the Town's Forest Fire Warden.

Consider a motion to appoint Ed Waite as the Forest Fire Warden for the Town of Hinesburg.

11. Consider approving the summer meeting schedule

Guests: (1) None.

Enclosures: (1) None.

Last summer, the Board moved its meetings from Monday nights to Thursday nights.

If a similar schedule is adopted for meetings occurring between May and the end of August, regularly scheduled meetings would fall on the following days:

May – the 7th and the 21st;

June – the 4th and the 18th;

July – the 2nd and the 16th;

August – the 6th and the 20th.

Once adopted, the summer meeting schedule will be forwarded to VCAM and posted on the Town's website. All start times are proposed as 7 p.m.

Consider a motion to adopt the summer meeting schedule as presented.

12. Town Administrator's Report

- a. *Fire and Highway Trucks* – Fire Chief Al Barber and Road Foreman Mike Anthony have priced out the respective trucks slated for replacement as part of the FY16 capital improvement program. The good news is that both pieces of equipment have been quoted at less than anticipated when working through the FY16 budget and capital budget. The rescue/pumper truck had been estimated at between \$480,000 and \$500,000. The price quoted by E-One/Desorcie Emergency Products is \$457,000. The replacement of Dump 4 was estimated at \$200,000 in those budget conversations. The preferred truck and body combination is quoted at \$168,075. The next step is soliciting and evaluating financing options, with the goal of bringing a recommendation to the Selectboard at its next meeting (April 20th).