

Attending the meeting; Mike Bissonette, Phil Pouech, Jon Trefry, Andrea Morgante, Tom Ayer, Trevor Lashua and attached list.

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

There were no public comments.

Changes to the agenda; Andrea asked to include discussion of Hinesburg's commitment to participate in the High Meadow fund. This will be added as item 9.1

Jon asked Mike B if the chair agreed it was germane to discuss interim zoning as part of the discussion on the wastewater ordinance. Mike B agreed so that will not need a separate item number.

### **Interview for the Champlain Housing Trust Board (Mike Loner)**

Tom moved the Board consider a motion to appoint Michael Loner as the Town of Hinesburg's public member on the Champlain Housing Trust's Board of Directors. Second by Jon.

Trevor explained that 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).

Andrea asked if CHT asks to have representatives from each town. Mike L said there are reps from several towns in Chittenden as well as Franklin and Grand Isle.

Jon said it is important for Mike L to connect with the Affordable Housing Committee and Mike L agreed to do that.

Phil asked where the funding for the Dream program Mike is involved in comes from. Mike said it is a combination of fee for services, individual donor base and foundation grants.

Motion voted and approved with 5 yes votes.

### **Discuss Alan Norris/Meadow Mist Request Regarding Sidewalk Costs**

Alan Norris was present 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.

Alan offered to pay the 20% Town matching fee for the sidewalk and for the 20% to be at the highest estimate fixed at \$36,000 payable at start of construction of the sidewalk or obtaining the first CO whichever comes first.

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.

Alex explained this is for a 24 unit housing development that has received sketch plan and preliminary plat approval and is currently in final plat review. The thought was since this is an unusually long stretch of sidewalk perhaps the Town would seek grant funding.

Phil encourages this development but also feels it is very important to have the sidewalk connectivity. He noted the Selectboard can't rule on this.

Jon said it would be great if the sidewalk could stay on the school side of the road and he is not opposed to the Town applying for a grant.

Andrea feels it is imperative the sidewalk go in and needs to be part of the development proposal.

Alan said he is not happy being treated differently than other projects such as South Farm. He also asked if he could start his development with the understanding the sidewalk would have to be in before completion.

Andrea noted it is a minimum of 4 years to get a grant funded and funding is not guaranteed.

Tom noted this is a long stretch of sidewalk requested, 1100 to 1200 feet and he supports seeking grant funds.

Andrea moved the Board instruct the Town Administrator to consult with the RPC to outline the grant application process and timeline for construction of a sidewalk from the Meadow Mist development to HCS. Second by Phil and approved with 5 yes votes.

Phil clarified this is not affecting the DRB decision and not committing the Town to build the sidewalk only to investigate the grant.

### **Presentation on Neighborhood Development Areas**

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 who oversees the program for the State was present to give 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](http://accd.vermont.gov/strong_communities/opportunities/revitalization/vermont_neighborhoods)

Alex said this is different from the Village Growth Center designation he was promoting in the past.

Andrea said she does not see much benefit to the Town and while the program is well intended Hinesburg is not ready.

Maggie G noted while there is a benefit to the mixed income housing it is limited to 20 years. She is not sure about the exemption for ACT 250 and as Andrea said sees no benefit to the Town.

Peter Erb agrees on the ACT 250 review piece.

Alan said the program does not remove any stormwater regulations from the development.

John Adams said it does exempt permits or regulations it just removed the ACT 250 review.

Ben A said when the Town is looking to developers to develop sidewalks and such the relief of this program on costs of permitting allows investment in other places.

The Board was not looking to take any action at this time. They will include in their list of items for further discussion.

It was noted that Alan can apply as a developer.

### **Amend the Wastewater Capacity Allocation Ordinance**

Jon moved the Board consider a motion to amend the Wastewater Capacity Allocation Ordinance with additional amendments at this meeting, instituting a 12-month moratorium on the allocation of new wastewater capacity, except as otherwise specified in the amended ordinance. Second by Phil.

Trevor advised the proposed ordinance change is to institute a moratorium on new wastewater allocation; the proposed language is included for review by the Board. 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.).

Peter Erb suggested a change from the term –“in-law apartment” to “accessory apartment” to be consistent with zoning language.

Ben A asked at what point are projects vested. Jon said his understanding is that even if projects are approved no one would receive allocation under the moratorium.

Alex pointed out the need to allow institutional allocation and proposed a change to include institutional with enterprise/commercial users.

Tom feels a 100 % moratorium is going too far and would like to allow for a single building.

Andrea noted that what has led the Town to this point is that there is demand for a greater need than the capacity to provide, this will require changes in zoning.

Motion voted and approved with 5 yes votes.

### **Discuss the Proposed Stormwater Regulations**

Phil moved the Board consider a motion to warn a public hearing on the proposed revisions to the stormwater regulations for Thursday, May 4, 2015, at 7:00 p.m. in the Main Hall of the Hinesburg Town Hall. Second by Andrea.

Andrea asked about page 3 item 1 – she noted if you have a state stormwater permit you are in compliance.

This led to discussion regarding items 2/3/4 – any project whether has a state permit or not must comply.

Tom said the erosion control portion is confusing in stating must comply within 7 days of initial disturbance – if you are still working on the parcel you can't comply within 7 days. Alex will check on clarification of this.

Jon asked for the diagrams noted, he does not feel comfortable accepting without the diagrams.

Phil withdrew his motion with the approval of Andrea.

Alex will come back to the Board with clarifications on their questions.

### **Consider Accepting Irrevocable Offers of Dedication for Green Street Affordable Housing Project**

Jon moved the Board 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. Second by Andrea.

Board members had questions regarding the easements.

Jon withdrew his motion with Andrea's acceptance.

Trevor will get clarification on the issue.

### **High Meadow funding**

Andrea advised the purpose is to compile data into a format that is presentable to the public as well as Town commissions.

Andrea moved the Board consider a motion to instruct Trevor and Alex to use the information in the related document written by Andrea Morgante and write a letter of commitment to move ahead with the High Meadows Funding application by the Lewis Creek Association. Second by Mike B and approved with 5 yes votes.

### **Consider Appointment of a Forest Fire Warden**

Jon moved the Board consider a motion to appoint Ed Waite as the Forest Fire Warden for the Town of Hinesburg. Second by Andrea and approved with 5 yes votes.

**Consider approving the summer meeting schedule**

Jon moved the Board consider a motion to adopt the summer meeting schedule as presented. Second by Andrea. 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 7<sup>th</sup> and the 21<sup>st</sup>;

June – the 4<sup>th</sup> and the 18<sup>th</sup>;

July – the 2<sup>nd</sup> and the 16<sup>th</sup>;

August – the 6<sup>th</sup> and the 20<sup>th</sup>.

Phil proposed the change to Thursday begin on June 18 through Sept 3<sup>rd</sup>.

Motion voted with the dates proposed by Phil and approved with 5 yes votes.

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.

**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 20<sup>th</sup>).

**Selectboard items**

Jon asked about the status of clarifying the water bills for the users. Mike B said that is on the list of items for discussion.

Jon moved the Board direct the Town Treasurer to use the police department impact fees to pay down the bond for the Public Safety Facility. Second by Tom and approved with 5 yes votes.

**Warrants**

Andrea moved the Board vote to approve the warrants, including payroll warrants, as submitted by the Town Treasurer. Second by Phil and approved with 5 yes votes.

**Minutes**

Andrea moved the Board vote to approve the minutes of 2/23/15 as amended. Second by Jon and approved with 4 yes votes and Tom abstaining.

Jon moved the Board vote to approve the minutes of Town Meeting on 3/2/15 as amended. Second by Phil and approved with 5 yes votes.

Mike B moved the Board vote to approve the minutes of 3/30/15 as amended. Second by Andrea and approved with 5 yes votes.

**Executive session**

Jon moved the Board consider a motion to find that premature general public disclosure would place the municipality at a substantial disadvantage with proposed or continued mediation in which the municipality is a party, and to enter executive session for the evaluation of a public employee. Second by Phil and approved with 5 yes votes.

Andrea moved the Board consider a motion to enter executive session, to include the Town Administrator, under the provisions of 1 V.S.A. § 313 (a) (1) (C), (E), and (F). Second by Jon and approved with 5 yes votes.

Andrea moved the Board come out of executive session and adjourn, second by Mike B. and approved with 5 yes votes.

Jon moved that the Town Administrator be moved from probationary status, per his letter of hire, to regular full-time status. Second by Tom and approved with 5 yes votes.

Respectfully submitted,  
Valerie Spadaccini, secretary