

## **Planning Commission Report**

### **Selectboard Changes to the Hinesburg Town Plan**

*For 8/31/2017 Selectboard Public Hearing*

*prepared 8/23/2017 by Alex Weinhagen, Director of Planning & Zoning. Based on discussion at the 8/23/2017 Planning Commission meeting.*

The Planning Commission held a public hearing on revisions to the Town Plan on November 9, 2016. Substantial public feedback was received, and after further revisions the Town Plan proposal was finalized and delivered to the Selectboard on February 3, 2017. Through July 2017, the Selectboard reviewed and edited the proposed plan. The Selectboard will hold its first public hearing on the Town Plan on August 31, 2017. Pursuant to State Statute, the Planning Commission is supposed to submit a report on any changes the Selectboard makes to the Planning Commission proposal. VSA Title 24, Chapter 117, Section 4385b says, “The planning commission shall submit to the legislative body at or prior to the public hearing a report that analyzes the extent to which the changed proposal, when taken together with the rest of the plan, is consistent with the legislative goals established in section 4302 of this title.”

The Selectboard made both substantive changes and non-substantive changes. Some examples of non-substantive changes include: typo and grammar corrections, date clarifications, minor wording and other stylistic changes, additional photos, etc. Substantive changes included adding new action items, adding and revising top priority action items, meaningful wording changes to some action items (e.g., using “encourage” instead of “shall”), adding elements to the narrative to bolster explanations and background. See below for a list of the most significant substantive changes – note a “track changes” version of the plan is available showing all the changes. None of these changes alters the consistency of the plan with the legislative goals in section 4302, as described in the previous report prepared on October 10, 2016 ahead of the Planning Commission public hearing. Therefore, all of the changes, when taken together with the rest of the plan, are still consistent with the statutory goals. See the October 10, 2016 7-page report for details on how the plan addresses the statutory goals.

Substantive changes made by the Selectboard include:

- Page 7 – Top Priorities: Added several top priority actions.
- Page 46 - Actions 5.1.1 & 5.2.1: Revised wording to mirror language in regulations – i.e., to minimize impact on certain natural resources rather than prohibit any development in such areas.
- Page 46-47 – Action 5.3.3: Revised and additional wording to broaden the partner entities and the tools used to encourage land conservation.
- Page 67 – Actions 6.1.7 & 6.1.8: New action items.
- Page 67 – Goal 6.2: Revised wording to include public health rather than simply hazard mitigation.
- Page 68-69 – Chapter 6 Narrative: Additional text in the general government and roads sections to list Town-owned lands, clarify status of gravel pit, etc.

- Page 71 – Chapter 6 Narrative: Additional text to list Town cemeteries, including a new table.
- Page 73-74 – Chapter 6 Narrative: Revised wording regarding the future of the municipal wastewater treatment facility and capacity. Eliminated a table that oversimplified possible options.
- Page 76 – Actions 6.4.5 & 6.4.6: Revisions to reference and mirror Complete Streets legislation in regards to making road improvements for bicycle and pedestrian use.
- Page 103 – Chapter 8 Narrative: Revised wording to work on developing requirements for electric vehicle charging in new development. Revised “required” to “encouraged” for energy efficient lighting. Deleted call for the Town to support a carbon tax.
- Page 121 – Action 6.4.1 (Bissonette Recreation Area): Revised time horizon from long to short.
- Page 125 – Action 7.6.1 (Updating Road Standards): Revised time horizon from long to short.