

**Town of Hinesburg**  
**Planning Commission Meeting Minutes**  
**May 10, 2023**  
*Approved May 24, 2023*

**Members Present:** Dan Baldwin (via Zoom), Lenore Budd, James Donegan, Barbara Forauer, John Kiedaisch, Alison Lesure, Denver Wilson

**Members Absent:** Nicholas Chlumecky, Marie Gardner

**Also:** Alex Weinhagen (Director of Planning & Zoning)

**Public Present (In person):** None

**Public Present (via Zoom):** Connie Kendall

Denver W. called the meeting to order at approximately 7:03 PM.

**1. Agenda Changes:**

None.

**2. Public Comment for Non-agenda Items:**

None.

**3. Minutes from April 12, 2023 and April 26, 2023 meetings:**

Lenore B. **made a motion, seconded by John K., to approve the minutes from 4/12/23 & 4/26/23 meetings as written. The motion passed 7-0.**

**4. Rural Residential 1 District Zoning Revisions: *Continued from April 12 meeting***

Alex W. explained that at the April 12<sup>th</sup> meeting, the Planning Commission (PC) reviewed and made minor edits to the RR1 district regulation revision, and all of the questions/comments that the Commissioners had were addressed. Alex W. said he had several questions for the Commissioners, but there wasn't time at the previous meeting to address them. He also wanted to review the impact of pending housing legislation (S.100, VT Legislature) and the interplay between the RR1 project and the regulation modernization project.

**a. New Districts and Parcel Lines:**

Alex W. said that because the conservation subdivision design standards will be applied to the Residential-4 and Rural-1 districts (i.e., resource protection), he thinks it would be better to follow to parcel lines rather than splitting parcels between districts. He said it will make it easier to calculate development potential and talk to landowners about their property. He said that this change will not increase development potential significantly for those properties that are impacted, and it will help landowners understand what they are able to do on the property.

John K. was not in agreement with following parcel lines, and wanted to ensure there is adequate protection for the habitat found in those districts. John K. also noted that with the pending state legislation, the town will already be potentially increasing density in these areas. Denver W. said that if the district lines follow the existing parcel lines, it doesn't necessarily mean there will be a huge increase in development, it just allows for the potential. Dan B. was also in favor of Alex W.'s suggestions, and said it made sense to

encourage development along Rte. 116. Lenore B. asked how changing the district lines would impact the allowable uses for those districts. James D. said he is in agreement with John. There was some discussion regarding the concerns about the Dynamite Hill Road area, and the challenges that have occurred with the road and development in that area. Alison L. said that just because development has occurred in an area, doesn't necessarily mean it should continue. There was general discussion about the properties found in this specific area, and how applying the conservation design standards will help to manage development in this area. It was noted there would not be substantive changes to the allowed uses if the district lines get moved to follow the existing parcel lines.

**Denver W. made a motion, seconded by Dan B., to move the Residential-4 district line to the western property line of the lots on the top of Dynamite Hill Road. The motion was defeated 2-5.** Denver W. and Dan B. voted in favor and James D., John K., Barbara F., Lenore B., and Alison L. voted against.

**Denver W. made a motion, seconded by Barbara F., to move the Residential-4 district line to the eastern property line of the lots along Rte. 116. The motion passed 5-2.** Denver W., Dan B., Lenore B., Barbara F., and Alison L. voted in favor and James D. and John K. voted against.

**b. Residential-3 District Line:**

There were several parcels on Partridge Lane that are in the Town water/wastewater service area, so it makes sense to include those in the Residential-3 district. The Commissioners were all in agreement to add these parcels to the Res-3 district.

**c. Function Hall Use:**

Alex W. proposed that adding "Function Hall" as a Conditional Use to the Residential-3 district for consistency, and noted that "Community Center" and "Service Establishment" are being added. There was also discussion about road access for function halls (via private road, class 4, etc.), and allowing the DRB review to consider access on a case-by-case basis. The Commissioners agreed that adding function hall in Res-3 was acceptable, and prohibiting class 4 roads from being used for a function hall.

**d. Sand/Gravel Use:**

Alex W. recommended that sand/gravel excavation and processing use be removed from the Rural 1 district. The Commissioners were all in agreement this made sense.

**e. Rural 1 District Density and Exemption Allowance:**

Alex W. recommended that the existing rural area density zoning regulations be applied to Rural 1 district. He said it would create consistency between the other rural districts (AG/RR2), and noted that the road classification that accesses the parcel impacts the density allowed. This change also extends the 12-acre lot exemption to landowners in the Rural 1 district, which would allow one more lot to be subdivided from any parcel of 12 acres or more, regardless of the density requirements outlined in the regulations. The Commissioners were all in agreement that this made sense.

Connie Kendall had questions regarding the campground section of the regulations, specifically the size of the building foot print. There was discussion about the size of the cabins, in general and related to the project Connie is working to conceptualize. It was suggested that this question be discussed at

another meeting, for the sake of time.

Alex W. shared that the S.100 legislation passed the house and still needs to go before the Governor, but it's generally expected to pass into law. He added that if the bill passes, the effective date that the town would need to implement the changes proposed in the legislation will be December 2024. The new legislation will most likely impact the density allowances that have been discussed. Alex W. said he thinks that the two projects the PC has been working on (RR1 zoning revision and the Bylaw Modernization) deserve to be kept separate, each with its own momentum and interest from the community.

Alex W. shared that the *PlaceSense* consultants are willing to slow down their timeline, and that having a public hearing in June for the Bylaw modernization, doesn't seem feasible.

There was discussion about holding a public hearing for the proposed RR1 zoning district changes, and the Commissioners agreed it made sense to schedule it. There will be typical public outreach, but it was also suggested that the outreach could include sending a mailer out, or offering drop-in sessions, to solicit feedback from a larger group of residents. The Commissioners agreed on June 14, 2023 for the public hearing.

**5. Other Business: News, announcements, correspondence, etc.**

- Alex W. shared that Deputy Fire Chief Eric Spivack passed away unexpectedly.

Denver W. **adjourned the meeting at approximately 9:18 PM.**

Respectfully submitted,  
Danielle Peterson, Planning & Zoning Administrative Assistant