

Town of Hinesburg
Planning Commission Meeting Minutes
May 24, 2023
Approved June 14, 2023

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

Members Absent: Nicholas Chlumecky, Marie Gardner, John Kiedaisch

Also: Alex Weinhagen (Director of Planning & Zoning)

Public Present (In person): None

Public Present (via Zoom): Brandy Saxton, Rod Francis

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 May 10, 2023 meeting:

Alison L. provided clarification on a comment she made regarding development, but didn't feel it needed to be updated in the minutes. Lenore B. **made a motion, seconded by Barbara F., to approve the minutes from 5/10/23 meeting as written. The motion passed 6-0.**

4. Regulation Modernization for Housing: Consultant workshop – PlaceSense

a. *PlaceSense* April 26th Meeting Outcomes:

- Outlined technical review.
- Demonstrated how Hinesburg Bylaw currently treats density, with a reliance on bonuses to achieve inclusionary zoning (IZ) and density policy objectives.
- Described the benefits of a rule-based approach informing development review.
- Compared existing density/bonus program to alternative approach.
- Suggested raising densities above required minimum in the Village Growth Area (VGA) could be helpful.
- Outlined other needed changes to bylaw to comply with HOMES Act (S.100) and other needed amendments.

The Commissioners shared their feedback (i.e., questions or comments) with Rod F. and Brandy S. regarding the material that was presented at the PC meeting on 4/26/23. The Consultants also shared the proposed VGA changes, including S.100 mandates, density recommendations, inclusionary zoning, and some policy decisions.

The Consultants asked the Commissioners to consider two important policy questions: 1) Should the VGA densities retain differentiation OR default to the state minimum; and 2: Should the base VGA density increase and bonuses be removed OR set base VGA density low and continue to offer bonuses. The Commissioners were in agreement that density differentiation in the VGA was a good thing, and that raising the base density and removing bonuses would also be beneficial.

b. Review manufactured home regulation recommendations

- i. Dimensional standards are waived.
- ii. Update installation language
- iii. Allows for redesign of a mobile home park (MHP) with at least same number of units.
- iv. Allows replacement of manufactured home with other types of housing (requiring a site plan approval).
- v. Retains MHP parcel size.
- vi. Proposes new density calculation based on available developable land.
- vii. Reduces minimum site size and frontage on park road.
- viii. Reduces internal setbacks within MHP.
- ix. Requires one or more improved areas for outdoor recreation totaling not less than 10% of the areas allocated to MH sites.

Brandy S. said the existing regulations make the development of a new park or an expansion of an existing park (if they had the land to expand) infeasible. She said the proposed changes would bring the regulations in line, but also would do more to ensure the quality of the open space and infrastructure of the park. Rod F. said these updates align with HUD standards, simplifies the development review process for modifications or improvements, and noted that the existing MHPs are built-out and would need more developable land to expand.

c. Review village growth area consolidation option

- i. Proposal reduces total districts from 8 to 4.
- ii. Consolidate language from 4 existing bylaw sections into a new purpose statement for the VGA districts that explicitly reference higher density, commercial & civic activity, and greater housing diversity.
- iii. Adjusts the dimensional standards and density table to be S.100 compliant.
- iv. Consolidates dimensional standards with base districts.
- v. Simplifies the use table.
- vi. Incorporates the Inclusionary Zoning provisions.
- vii. Incorporates remaining village design standards.
- viii. Organized standards into 3 subsections: general, streets, buildings, open space.
- ix. Establishes a transect for density within VGA
- x. Establishes a residential district, separate from mixed-use.

There was general discussion about the material presented in this section, whether it was too much change and whether the changes had to happen at the same time/all at once. Alex W. described the rationale between having the Village Northeast and Village Northwest districts. Rod F. said streamlining and revising the regulations and possibly the VGA zoning map should make it easier to get development projects to happen.

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

- a.** Agenda items for the June 14, 2023 meeting

Denver W. **adjourned the meeting at approximately 9:19 PM.**

Respectfully submitted,
Danielle Peterson, Planning & Zoning Administrative Assistant