

**Town of Hinesburg
Development Review Board
August 21, 2018**

Approved September 4, 2018

Members Present: Dick Jordan, Sarah Murphy, Greg Waples and John Lyman

Members Absent: Dennis Place, Ted Bloomhardt, Rolf Kielman, Andy Greenberg (Alternate) and Jonathan Slason (Alternate)

Applicant: Phil Pouech

Public Present: Jen & Josh Olson

Also Present: Alex Weinhausen (Director of Planning and Zoning) and Mitchel Cypes (Development Review Coordinator)

Dick J. called the meeting to order at 7:36 pm.

Agenda Changes:

Mitchel C. mentioned that he received a request to add a 6-month extension for the Hinesburg Center 2 development. The DRB decided to discuss this matter at the start of the meeting.

Hinesburg Center, LLC/David Lyman (Phase II of the Hinesburg Center Project): second extension request for Sketch Plan Approval dated 2/21/16. The approval was extended on 7/18/17 and 2/20/18. The applicant proposes a mixed-use development on a portion of 46-acre parcel located to the west of Hinesburg Center Phase I (Kinney Drug, etc.), south of Patrick Brook, and north of the Creekside Neighborhood, in the Village Zoning District.

The Board wanted to know if the Applicant had progressed in its project. Staff informed the Board that the Applicant had been meeting with the Selectboard, the Selectboard needed time to process the Applicant's water and sewer allocation request, and that the Applicant received a water and sewer allocation for their project at Thursday night's Selectboard meeting. Staff stated its support of the request. Mitchel C. stated that he contacted Dennis P. and Jon S., who emailed their approval of the extension request, because of the concern of having a quorum to approve the request.

Greg W **moved to approve the extension request for 6-months.** Sarah M. **seconded the motion.** The Board voted **5-0**, including Dennis P. and Jon S. votes. John L. abstained.

Review minutes of the 6/19/18 meeting – Dick J. proposed amendments on page 7.

Greg W. **made a motion to approve the 8/7/18 meeting minutes as amended.** John L. **seconded the motion.** The Board voted 4-0.

United Church of Hinesburg: Site plan review for proposed changes to outdoor lighting on a 2.2-acre property located at 10580 Route 116 in the Village Zoning District. The applicant is proposing one spot light to illuminate the front of the church and four building-mounted lighting fixtures. Continued from July 17, 2018.

Phil Pouech introduced himself as representing the United Church. He explained the goal of this project is to provide safe circulation and to illuminate the front of the church. He talked about how the Church

has evening community events and provides parking to the nearby soccer fields. He described how they will often place portable lights during big events. Currently they have one set of two spot lights on the south side of the church and that there have been other lights on the church over the years.

Phil P. described the proposed lights on the south side of the church are proposed to be placed 22 feet above the parking lot and there is a new proposed light on the east side of the parish house. These lights will be downcasting, shielded and have fixtures that are approved by the International Dark Sky Association. The ground by these lights is a much lower elevation than the 116 roadway, so the lights will not be visible from 116. Goal to illuminate a big portion of the parking area.

Phil P. talked of how they wish to relocate the LED spot light that is currently on the church and move it to the south side of the parish house. The Board asked him about shielding the light or limiting its use. He was agreeable to the condition that the light be on a motion sensor that would be on for less than 5 minutes, that these lights would be on for only events, and would be turned off after 10pm. They proposed to point one of the lights to the walkway and the other around a tree. Sometimes there is a picnic table there, which could be avoided. Dick J. suggested and Phil P. agreed that should there be a concern regarding these lights that the lights would be required to be altered to be shielded and downcasting.

Phil P. discussed the proposed front light, which would be on a two to three foot pedestal, which would be shining on the front of the church, adds to the village feel of the area and that similar to the lights on the existing illuminated sign would be turned off at 10PM. He said the lights could be controlled to only light up the front of the church. Greg W. agreed that the light on the church is an asset to the Town as long as it is not on all night. There was some discussion about similar past lighting, and the reflectivity of the light off the church, which as Dick J. stated is why it should not be on all night. The Board reviewed the submitted lighting specifications and potential neighbors who could be affected by the proposed lighting.

Dick J. opened discussion to the public. Jen Olson said that she and her husband live across from the Church and that they support the project and had no concerns with the proposed lighting.

Dick J. made a motion to **direct staff to draft conditions of approval**. Greg W. **seconded the motion**. Board voted **4-0**.

Other Business:

Alex W. provided a presentation describing the new zoning and sub-division regulations. There was a lot of discussion on the new building height regulations, elimination of transfer of land applications, the updates to the access strip regulations and lighting regulations.

Dick J. **made a motion to adjourn**. John L. **seconded the motion**. The Board voted 4-0. The meeting adjourned at 8:35 PM.

After the meeting Dick J., Sarah M., John L., Alex W. and Mitchel C. visited several Hinesburg village properties to review the lighting.

Respectfully submitted,
Mitchel Cypes, Development Review Coordinator