

Town of Hinesburg
Development Review Board
October 2, 2018
Approved October 16, 2018

Members Present: Greg Waples, John Lyman, Dick Jordan, Ted Bloomhardt, Sarah Murphy, and Jonathan Slason (Alternate). Andy Greenberg (Alternate) arrived after the first closed decision deliberation.

Members Absent: Dennis Place, Rolf Kielman

Applicants: Ben Avery (BlackRock Construction), Jason Barnard (Barnard & Gervais), Jesse Paul, Samantha Lednicky, Curtis Martin, Rocky Martin

Public Present: None.

Also Present: Mitchel Cypes (Development Review Coordinator), Alex Weinhagen (Director of Planning and Zoning), and Kate Kelly (Recording Secretary). David Rugh (Town Attorney) was present for the closed decision deliberation at the beginning of the meeting.

Mitchel C. requested to move Agenda Changes to after Deliberative Session.

The Board members present (not including Andy Greenberg) entered closed deliberative session to discuss the Martin's Foods of South Burlington, Inc. application.

Closed Decision Deliberation: Martin's Foods of South Burlington, Inc. (Hannaford) subdivision and site plan review. Hearing closed on 9/4/18.

The Board came out of closed deliberative session at 8:35 PM.

David Rugh left the room. The Applicants and Andy Greenberg joined the meeting.

Dick J. called the meeting to order at 8:37 PM.

Agenda Changes:

Mitchel C. proposed discussing the extension request for Haystack Crossing/BlackRock (decision dated 4/21/16).

Mitchel C. introduced Ben Avery with BlackRock Construction. Ben Avery stated they have worked with staff to create a phase 1 plan, and have had the second of three meetings for a large portion of that; they plan to drill a well later this month, and hope to come before the board with a preliminary plat application in the next 45-60 days. They have completed a traffic study, and met with VTrans this morning. They are asking for a 6-month extension.

Greg W. **made a motion to approve the extension**, and Ted B. **seconded the motion**. The Board voted **6-0**, with Jon S. recusing himself.

Review minutes of the 9/18/18 meeting:

Ted B. made a motion to approve the 9/18/18 meeting minutes. Greg W. seconded the motion. The Board voted 5-0, with Sarah M. & John L. abstaining.

Jesse Paul & Sophia Morton: Sketch plan review for a 2-lot subdivision of a ±11.0-acre property located at 343 Partridge Hill Road in the Rural Residential 1 Zoning District. The applicants are proposing that Lot 1 would be ±4.3 acres and include the existing single-family residence. Lot 2 would be ±6.7 acres for a new single-family residence.

Jason Barnard introduced himself. He described the whole parcel, which is 11 acres, currently with a single family home on it. The proposal is to subdivide the existing parcel, to build a second single family home. The proposed parcel would have a single family home, served by a well and mound for wastewater disposal. The upper parcel would be 4.3 acres. Sarah M. asked why they are proposing keeping the triangle south of Partridge Hill Rd. with the upper lot; Jason B. replied it would be to keep the boundary line along Red Pine Rd., but also so the upper lot would meet the 3-acre minimum size.

Greg W. asked about power. Jesse Paul answered that there are several poles to draw from along Red Pine Rd.

Ted B. asked how far it would be to the paved road; discussion ensued about what portion of Partridge Hill Rd. the town owns. The Board asked what the condition of Red Pine Rd. is. Jesse P. replied there are three houses on it, and it is fairly flat and straight. The intersection is wide, and there is a pull-off there. Jason B. mentioned there is already a barn on the property that has a wide apron on the driveway. Jesse P. measured the width of the road; it is 10-12' wide with clean gravel, with grass growing through gravel on edges. He brush-hogged the edges of the road this year and will continue to do so. The minimum width he saw was 14' shoulder to shoulder.

Ted B. asked who plows the road. Jesse P. said they have a subdivision association (TRX 14), which includes Partridge Hill Rd. and Red Pine Rd. Ross Orvis does the heavy grading, plowing, and culvert replacement. He plows the pull-off area near the intersection as well.

Mitchel C. said they could require that the driveway be designed with a wide apron/pull-off. Jesse P. pointed out that the barn driveway is already widened, and it is ~275' from the intersection.

Jon S. suggested a wider area at or near their driveway, because of the topography and horizontal curve. Greg W. suggested that staff and the applicant can work out the language. Jesse P. pointed out another pull-off further south across from driveway.

Sarah M. asked about the wording of minimal tree clearing. Jason B. said they'd like to perhaps bump out the building envelope to the south and east for a lawn and garage. Jesse P. pointed out that most of these properties in their subdivision were working farm originally.

Mitchel C. suggested they put in a second building envelope around barn. Greg W. asked about what the barn is used for. Jesse P. replied it is for storage, not agriculture.

Greg W. suggested we ask the applicant to make a sensible proposal.

Dick J. asked about the residence/building envelope in lot 1. Would adding a building envelope here also be prudent? Mitchel C. displayed the stream buffers and steep slopes surrounding this residence. Dick J. asked if the envelope would be 9' from the property line, per the 1990 variance approval? The Applicant replied it would.

Mitchel C. said that in their decision, the Board would need to deem that it makes sense to include the triangle of land with the northern parcel. Dick J. said that the triangle south of Partridge Hill Rd. is a piece that doesn't have any building ability, so it makes sense.

Dick J. opened the discussion to the public. There were no public comments.

Ted B. moved to close the public hearing and direct staff to draft conditions of approval. Dick J. seconded the motion. The Board voted 7-0.

Samantha Lednicky & Curtis Martin: Application for development on a private right-of-way (ROW) for a 25-acre± property located at the south end of Fern Road in the Rural Residential 1 Zoning District. The applicant is proposing to create a ROW in which to construct a driveway for access to a future dwelling.

Samantha Lednicky showed the property, adjacent property, and Fern Rd. Greg W. asked when this property was created. Samantha said it was a Tucker property; their property was purchased from a Tucker brother. Greg W. asked if there was no access when it was created; was it part of a subdivision? Rocky Martin stated that this pre-dated zoning. The deeded access was from Lavigne Hill Rd. through the Gallagher property (the lot south of theirs). There are steep slopes there and it is a long distance. They are proposing access through Rocky & Cheryl Martin's property (they currently have a home and an accessory apartment). Mitchel C. clarified that they would be getting a 50-foot easement through their property.

Curtis Martin said there are currently 4 houses on the road, and 1 apartment; they'd be the 6th house. Curtis's brother, sister-in-law, and family live on the Martin property, so they are frequently there, and don't feel they'd be increasing the traffic much.

Curtis M. said Fern Road measures about 13 feet shoulder to shoulder. They will add in gravel to the spots that are under the 12 foot minimum. There is a pull-off about halfway down the straightaway. The straightaway is long and flat. There is a pull-off at the accessory apartment; they've had large vehicles in there before, and never had any troubles.

Greg W. asked about a formal road association; Samantha said there is through deeds. Greg W. asked if Rocky M. saw any issues with it. He did not. Samantha L. pointed out that there is also a cul-de-sac at the second driveway coming down Fern Rd. for turning around.

Jon S. commented that there were some concerns raised from the town's emergency personnel. When does it become a road vs. a driveway? Do we need to provide emergency access (14 ft. width minimum)? Samantha L. replied that the current pull-off is 18'-20' wide, and they propose to lengthen it.

Ted B. said he thinks of 12' as a driveway width. He thinks 14' should be the minimum for serving this number of dwellings. Mitchel C. suggested it should be at least 14' wide up to the accessory apartment.

Sam L. and Curtis M. replied that they feel it is at least 14' wide. Dick J. said in the past they've had someone drill a core to clarify the amount of gravel base. They may put a condition in the approval to do this. Sarah M. disagreed that this would be necessary. Dick J. clarified that it doesn't count as a shoulder if it is just mud. Mitchel C. said they could make this requirement before issuing the Certificate of Occupancy.

Andy G. asked if it had already been cleared for building. They said they cleared an area where they got married, but they don't know if this is where they will build.

Dick J. opened the discussion to the public. There were no public comments.

Ted B. made a motion to close the public hearing and to direct staff to write conditions of approval. Greg W. seconded the motion. The Board voted 7-0.

Other Business:

Prindle-Baldwin LLC (Andrea Haulenbeek): Decision dated 4/17/18

Mitchel C. said she started work, and it became more work than she thought; she'd like a 6 month extension. Ted B. **made a motion to grant a 6-month extension.** Greg W. **seconded the motion.** The Board **voted 7-0.**

News/Announcements/Correspondence: None.

Dick J. **made a motion to enter closed deliberative session.** Ted B. **seconded the motion.** The Board **voted 7-0.**

Andy G. left the meeting.

Continue closed Decision Deliberation: Martin's Foods of South Burlington, Inc. (Hannaford) subdivision and site plan review. Hearing closed on 9/4/18.

The meeting adjourned at 10:05 PM.

Respectfully submitted,

Kate Kelly, Recording Secretary