

Town of Hinesburg
Development Review Board
December 4, 2018

Approved December 18, 2018

Members Present: Dennis Place, Greg Waples, John Lyman, Ted Bloomhardt, Rolf Kielman, Sarah Murphy, Dick Jordan, and Jonathan Slason (Alternate)

Members Absent: Andy Greenberg (Alternate)

Applicants: Jason Barnard, Jesse Paul, Sophia Morton, Dani Casey

Public Present: None

Also Present: Mitchel Cypes (Development Review Coordinator) and Kate Kelly (Recording Secretary)

Dennis P. called the meeting to order at 7:31 PM.

Agenda Changes: None.

Review minutes of the November 6, 2018 meeting:

Dick J. entered the meeting. Ted B. **made a motion to approve the minutes of November 6, 2018 as written.** Greg W. **seconded the motion.** The Board **voted 7-0.**

Jesse Paul & Sophia Morton:

Dennis P. stated that since he wasn't present for the sketch plan hearing. He asked Jon S., who was a part of that hearing, to sit in for him.

Jason Barnard reviewed their proposal for a 7.2 acre parcel along Red Pine Rd., and a 3.9 acre parcel (remaining land with the existing residential structure). He noted that they opted to shift the division line to the opposite side of road, and as per the Board's recommendation, they made the building envelopes as large as they saw fit to include potentially future outbuildings and some clearing. Jon S. said this could potentially be a large amount of clearing, so could they bring the building envelope down a little? Greg W. asked if they would be clearing the forested areas within the building envelopes. Jason B. said they would if they put in buildings.

Jason B. displayed the barn and building envelope. Sarah M. asked about what is forest (Jason B. answered it all is). Jon S. brought up solar gain and clearing in a westerly/southerly direction. Jason B. said you would have to open it significantly to the south. Greg W. said we have had building envelopes half this size (0.5 acre). Jesse Paul said it isn't mature forest; they would not clear-cut the whole area (not the roadside or mature maples). Discussion ensued about the size of the envelope. Jesse P. said they'd be willing to move the southern envelope line, but keep the width, to keep it under an acre. Jason B. asked about keeping it to 1 acre between the two envelopes; Jesse P. felt that would be too little. Sarah M. said she remembered asking them to expand the barn envelope, but didn't recall asking

them to expand the house envelope. Jason B. suggested keeping house envelope to less than an acre (0.9 acre), leaving the barn envelope as it is. All were fine with that.

In regards to the pull-off issue, Jason B. said they discussed doing the house driveway on the existing driveway for barn; someone can pull in there and a car can pass. Jon S. said he was comfortable with that, as long as Fire Chief is. Dick J. said this is also close to Partridge Hill intersection; Jesse P. said there is an 80 foot pull-off at that intersection. Jon S. asked about a turn-around; Jason B. said the proposed turn-around is at their proposed driveway. Ted B. asked how many houses are past this; Jesse P. answered there are three, and the existing turn-around is at the driveway for the residence end of the Red Pine Road.

Jason B. said they added a building envelope for the existing structure. Mitchel C. asked if it meets 75 foot from stream top of bank setback requirement for the stream just south of Partridge Hill, which would be at least 15 feet from center line of Partridge Hill. Jason B. and Jesse P. confirmed that it was.

Dick J. said they would likely ask to keep clearing within envelopes; would they be ok with that? Jesse P. said they would.

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

Foam Brewers, LLC:

Dani Casey said they can all their beer here in Hinesburg. They'd like to sell cans one day a week on Fridays 4-7 PM to the local community. They would like to be able to change these hours as needed.

Greg W. stated that parking is the only potential issue. If parking was out of control and they had to dial the Applicant back, would they be losing any capital investment; Dani C. answered they would not. John L. asked how much traffic they predict; Dani C. predicted there wouldn't be much. Sarah M. asked if they would do tastings or allow the public to open a beer there. Dani C. said they would not. They don't have a permit to serve (but could possibly apply for a special event permit in the future).

Dani C. stated that VT Smoke & Cure isn't in production on Fridays and only their administrative staff is there. Her partner Todd has counted cars all month. Todd said on Nov. 2 he counted 16 cars at 4:15 PM and at 5 PM there were 20 cars in the 55 spots. She stated no one was using the parking area off Stella Rd. On Nov. 9 at 6 PM, he counted 28 cars out of 55 spots, 1 car in gravel lot. Sarah M. asked about parking behind (old foundation); this is unofficial parking. Mitchel C. stated it was not part of the approved site plan.

Dick J. recalled that when deliveries came in, VT Smoke & Cure wanted to have a row clear so the truck could come in. He asked about this; Dani C. said they would work around this, and it was more of an issue for the island location. Dani C. displayed the location of the proposed entrance door. Sarah M. suggested signage directing to additional parking off Stella Rd. Dani C. had planned on a sandwich board and a sign for their door. John L. said it should be noted that it should be kept clear along the road. Dick J. asked about open garage door/canning noises; Dani C. said they only can on Thursdays.

Ted B. clarified that they are only asking for Fridays now. Dani C. replied they would like the opportunity to change days, hours, etc. Sarah M. suggested they should ask for this. Greg W. said if they want to

change it, it would be a different application. He felt the parking issue has been dealt with on Friday, and there may be other issues if trying to expand to other days. He'd recommend coming back with a new application in 6 months to a year if they wish to expand.

Jon S. (as a member of the public) said Foam is a very attractive brewery, and wondered if they imagine people coming from far and wide? She said probably a local draw, because they sell Friday and Saturday in Burlington (120-130 cases in Burlington). Jon S. noted that when he drove by tonight, parking there would be unsafe – because of cars parked along road and snow, they were impeding on travelway. He would like to ensure that parking is maintained in a safe manner. Jon S. recommended talking to landlord to ensure no parking along road, and drawing people in further to lot. Dennis P. said this could be handled by the Zoning Administrator. The Applicant agreed to place sandwich board type signs regarding parking.

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

Other Business: Decision Deliberations –

Samuel Evanson:

Mitch C. pointed out that minutes may suffice, provided factual bases are in there. Because those were not well covered in the minutes, he would recommend a written decision.

Ted B. made a motion to approve the draft decision as written. Greg W. seconded the motion. The Board voted 7-0.

News/Announcements/Correspondence:

Mitchel C. mentioned that the first Tuesday in January is Jan. 1. Greg W. **made a motion to cancel Jan. 1 meeting and consolidate with the Jan. 15 meeting.** John L. **seconded the motion.** The Board **voted 7-0.**

Mitchel C. told the DRB that on Dec. 18, there is a conditional use application for expansion of non-conforming structure for a camp on Upper Access Road.

Rolf K. will be departing the DRB as of the end of December. Andy G. will also be stepping down. Jon S. will likely continue and possibly join as a full-time member.

The meeting adjourned at 8:22 PM.

Respectfully submitted,

Kate Kelly, Recording Secretary