

**Town of Hinesburg**  
**Development Review Board**  
**March 19, 2019**  
Approved April 2, 2019

Members Present: Jonathan Slason, Greg Waples, Dick Jordan, Dennis Place, John Lyman, Ted Bloomhardt

Members Absent: Sarah Murphy

Applicants: Tyler Billingsley, Alan Norris

Public Present: None

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

Dennis P. called the meeting to order at 7:33 PM.

**Agenda Changes:** None.

**Review minutes of the March 5, 2019 meeting:**

Ted B. **made a motion to approve the minutes of February 5, 2019 as written.** John L. **seconded the motion.** The Board **voted 5-0;** Jon S. abstained.

**Tyler Billingsley: Revision to a subdivision final plat located at 55 CVU Road in the Rural Residential 1 Zoning District. The applicant is proposing changes to the building envelope to bring it closer to VT Route 116 and the northern property line.**

Tyler Billingsley's property is on the corner of 116 and CVU Road. The setback should be calculated from centerline of roadway instead of from the property line (as was originally done). Tyler B. would like to put in a shed, so would like to amend the plat. There is a small stream there, so they have followed the contours of the stream and followed a 75' setback. There is also currently an easement from an abandoned pole on 116 across Tyler's lot to Andy & Gail Riggs' property. The Riggs have signed off on dropping the easement to 10 feet (from 20 feet) wide.

Dick J. asked about this being a setback vs. a right-of-way, and Mitchel C. explained the setback is measured from the centerline.

Jon S. asked about the widening at the intersection – Tyler B. said they aren't widening the road on the east side, but instead mostly on the west side of 116. There should be no change to the setback. Jon S. asked if there would be any deck off the shed; Tyler B. answered there won't be.

Tyler B. clarified that they won't be touching any of the trees near the stream.

Ted B. made a minor change to the draft decision.

There were no public comments.

Dennis P. **made a motion to close the public hearing and approve the draft decision as amended.** Greg W. **seconded** the motion. The Board **voted 6-0.**

**Meadow Mist, LLC: Combined preliminary and final plat review for a revision of a previously approved +22.3-acre Planned Unit Development (PUD) located at the southern edge of the Village on the west side of VT Route 116, across from New South Farm Road and Buck Hill Road West, in the Residential 2 and Agricultural Zoning Districts. The applicant is proposing to subdivide Meadow Mist so that each unit of the PUD will be located on its own footprint lot.**

Alan Norris said that the footprint lots are a rectangle shape (2 feet additional on each end), as per the engineer's recommendation. Some of the displayed lots are surveyed (those that are already built), and others are proposed.

The Board discussed the attorney's changes; the attorney has amended the documentation to reflect footprint lots.

In section 27.3, Mitchel C. suggested mentioning that they will conform to town lighting regulations. Alan N. said outdoor lighting is to the specifications in the original decision.

Dennis P. asked about the garage doors: Alan N. said they discussed ornamentation last time. The other issue was that the Board had said it would be no more than 7' x 9' door, and the built houses actually have 7'6" doors, with 7'4.5" showing. He is asking for a waiver for these seven already-built buildings, but the future units would have 7' x 9' doors.

Jon S. mentioned the declaration: he supported adding a statement regarding conformance to the town standards. He asked about any issues with it being a private road vs. a public sidewalk: is there language in the declaration that the public can use the sidewalk? Alan N. said they could add that language before they file the declaration.

Dennis P. asked about conclusion 5, and the Board agreed that it won't affect the architecture of the buildings. He asked if Mitchel C. could add this language for the sidewalk. Mitchel C. will add an order that mentions the sidewalk and lighting.

Greg W. mentioned that this could make the Association responsible for the enforcement instead of the town.

Jon S. asked if we need to wait for another meeting to approve, most did not feel they would need to wait.

Discussion ensued about public sidewalk and access; most felt it had already been discussed and was an easement/condition of approval of the original decision. The lighting standards had been discussed in this decision. Therefore, neither of these orders would need to be addressed/changed.

A couple other minor changes were made to the draft.

There were no public comments.

Dennis P. **made a motion to close the public hearing and approve the draft as amended.** Greg W. **seconded the motion.** The Board **voted 6-0.**

**Other Business:**

**News/Announcements/Correspondence:**

Mitchel C. said that the next meeting is April 2, and the Board will hear a site plan for lighting, and a larger home occupation application on Texas Hill Rd for a metalworking shop in an accessory structure on a 30-acre property.

**The meeting adjourned at 8:03 PM.**

Respectfully submitted,  
Kate Kelly, Recording Secretary