

**Town of Hinesburg  
Development Review Board  
May 7, 2019**

Approved May 21, 2019

Members Present: Dennis Place, Greg Waples, John Lyman, Ted Bloomhardt, Dick Jordan entered the meeting a few minutes late

Members Absent: Jonathan Slason, Sarah Murphy, Bryan Currier (alternate)

Applicants: Lynn Gardner, Marie Gardner, Jesse Paul, Sophia Morton

Public Present: None

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

Dennis P. called the meeting to order at 7:30 PM.

**Agenda Changes: None.**

**Review minutes of the April 16, 2019 meeting:**

Ted B. **made a motion to approve the minutes of April 16, 2019 as written.** John L. **seconded the motion.** The Board **voted 3-0**; Greg W. abstained.

**Lynn & Marie Gardner: Conditional Use review for expansion of an accessory apartment on a +3.5-acre property located at 126 – 128 Gardner Circle in the Industrial 1 Zoning District. The applicant is proposing to construct a 297 sq ft one-story addition on the north side of the existing accessory structure.**

Marie G. said it is currently 903 sq. ft., and they'd like to increase to a total of 1200 sq. ft.; no other changes (bedrooms or septic). There were no Board questions, and no public comments.

Ted B. **made a motion to approve the draft decision as written**; Greg W. **seconded the motion.** The Board **voted 4-0.**

Dick J. entered the meeting.

**Meadow Mist, LLC: Minor 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 a change to the garage door design.**

The Applicant wasn't present; the Board chose to move this applicant later in the meeting.

**Jesse Paul: Minor revision of a previously approved two-lot subdivision of a +11.1-acre property located at 343 Partridge Hill Road in the Rural Residential 1 Zoning District. The applicant is proposing to move the Lot 2 building envelope north to avoid hydric soils.**

Jesse Paul explained they are required to move the building envelope due to wetlands. Greg W. asked how the final plat approval didn't detect the wetland. The applicants described how they called the State because of a letter they received, so they had a wetland delineation done. The result was they need to move their building envelope to stay out of the 50 foot wetland buffer. Mitchel C. said he understood from Jason Barnard that they had applied for approval of the newly located septic (which moved 10 feet to the north), and was hoping for approval soon. Greg W. said the draft decision is conditioned on those approvals. Ted B. made some minor amendments.

**Ted B. made a motion to approve the draft decision as amended. John L. seconded the motion. The Board voted 5-0.**

#### **Meadow Mist, LLC:**

The Board discussed whether the applicant needed to be present, and they discussed the garage doors and windows.

**Ted B. made a motion to approve the amendment as written. Dick J. seconded the motion. The Board voted 5-0.**

#### **Other Business:**

#### **News/Announcements/Correspondence:**

Mitchel C. mentioned that at the next meeting on May 21<sup>st</sup>, a site visit is scheduled at 6 PM (at Matt Giroux's house). At this meeting, the Board will also hear a home occupation bakery application (food truck). On June 4, the application for Hinesburg Center II will be heard in the Main Hall.

Greg W. recused himself and left the meeting.

#### **Decision Deliberations:**

**George Bedard: Sketch Plan review for a 4-lot subdivision of a +53.35-acre property located on the south side of Texas Hill Road (across from Bishop Road) in the Rural Residential 2 Zoning District.**

Mitchel C. said Jonathon S. approved the decision as written, and would be ok with a few minor amendments. Ted B. made some minor amendments and asked the Board if we consider the building envelopes be clearing envelopes as well. He suggested adding a statement about limiting clearing to keep the wildlife corridors on both the eastern and western parts of the property forested, which the Board agreed.

**John L. made a motion to approve the decision as amended. Dick J. seconded the motion. The Board voted 4-0 (5-0 with Jon Slason's vote).**

**The meeting adjourned at 7:52 PM.**

Respectfully submitted,  
Kate Kelly, Recording Secretary