

Town of Hinesburg
Development Review Board
March 20, 2018
Approved April 3, 2018

Members Present: Rolf Kielman, Dennis Place, Ted Bloomhardt, Dick Jordan, Andy Greenberg (Alternate), Greg Waples

Members Absent: John Lyman, Sarah Murphy, Jonathan Slason (Alternate),

Applicants: Mark Reid, Michelle Mayer-Reid, Jim Donovan, Nina R. Quinn

Public Present: Stacy Putnam, Lisa Thompson

Also Present: Mitchel Cypes (Development Review Coordinator), Dawn Morgan (Recording Secretary)

Dennis P. called the meeting to order at 7:32 pm.

Agenda Changes: None.

Review minutes of the 3/6/18 meeting: Ted B. **made a motion to approve the 3/6/18 meeting minutes as written.** Greg W. **seconded the motion.** The Board voted **6-0.**

Mark Reid and Michelle Mayer-Reid: Conditional Use review for the expansion of a non-complying structure on a 2.3 +/- acre property located at 310 Pine Shore Drive in the Shoreline Zoning District.

Mark Reid (the Applicant) described the project, saying that the proposal reduces the footprint of the structure in the lake setback area, further reduces impervious surface due to the removal of the sidewalk, and moves the structure further from the lake. He noted that the application requires a conditional use approval due to two small sections of undeveloped area that is now proposed to be developed within the lake setback area.

Greg W. asked if raising the roofline from 20 feet to 29 feet would have any adverse effect on the neighboring properties of lake viewshed. Mitchel C. showed the location map and structure drawings on screen, noting that there were no residences behind and uphill of the property that will have their views effected.

Andy G. inquired as to why the project was considered an expansion and not new construction, since the proposal called for the demolition of the entire structure including the foundation. Discussion followed about the definitions of expansion vs. new construction. Ted B. said that in the past the Board has interpreted the reconstruction of a building within the same footprint to be approvable, provided the project did not increase non-conformance. Mitchel C. noted that only a building permit would be required if the house was redeveloped within the volume of the existing residence. Mark R. stated that they propose to use the same infrastructure of the existing house (wastewater, driveway, well, etc.) and that both the existing well and grades coming from Pine Shore Drive limit the possibilities to build further away from the lake.

Additional discussion followed about whether the project should be considered new construction or an expansion, as well as general discussion regarding storm water management and erosion control.

Dennis P. opened the hearing to the public. Stacy Putnam, the abutting neighbor to the north, said that the roof of the current home extends to the ground. She said that she is in favor of the improved house design, which will be a better fit for the neighborhood, and said that it will not impact their view.

Lisa Thompson said that she is in the process of building on the lot to the south and agreed with Stacy P. about the improved design and had no issues with the proposed height.

Greg W. **made a motion for staff to draft conditions approval.** Dick J. **seconded the motion.** The Board voted **5-1.** Andy G. voted **no.**

Patricia O'Donnell & Jim Donovan: Site Plan review, for a property owned by the Poly Quinn Trust, to add an additional dwelling unit within an existing residence to increase the number of dwelling units from 3 to 4 on a 30 +/- acre property located at 613 Mechanicsville Road in the Residential 1 Zoning District.

Jim Donovan (the Applicant) described the project, showing the interior floor plan on screen and discussed internal modifications planned. He said that their proposal is to increase the number of dwelling units on the property from 3 unit to 4 units by separating the larger dwelling unit in the larger residence into 2 units, which would expand the number of units in the larger residence from 2 to 3. Jim D. state that the only new construction would be to replace some internal doors and possibly, if required, a second means of egress which would require a door and set of stairs on the south side of the building. He said he was checking with the fire marshal about the potential requirement.

Andy G. asked if the two existing barns would be tied to the rental units, and Jim D. said that there is no planned use for them at the moment and they are not planning on making them accessible to renters. There was general discussion about the location and positioning of the two parking areas and Jim D. requested to leave them as they are since the larger area provides access to the barns and is in a stream setback area.

Jim D. said that they are looking for a waiver for additional landscape screening, since the surrounding neighborhood is fairly open and there is already a large, solid white fence in front of the house. There was discussion about the possibility of screening the existing dumpster, or perhaps removing it altogether. Jim D. added that they plan to bring the existing lighting in line with current Town regulations. Nina Quinn provided some history as to how the property was developed.

There was no Public comment.

Dennis P. **moved to direct staff draft conditions of approval.** Greg W. **seconded the motion.** The Board voted **6-0.**

Other Business: Deliberations/News/Announcements/Correspondence

Mitchel C. described 2 applications for the April 3, 2018 meeting and said that the Hannaford application hearing is scheduled for April 17, 2018.

Mitchel C. said that there is now available municipal water and sewer allocation. He said that 5,000 gallons of water per day are available for municipal, educational, institutional and special projects. 15,000 gallons are available for the core village area and 13,603 gallons for the remaining service area.

The meeting adjourned at 8:33 pm

Respectfully submitted,
Dawn Morgan, Recording Secretary