

**Town of Hinesburg  
Development Review Board  
August 6, 2019  
Approved August 20, 2019**

Members Present: Dennis Place, Greg Waples, John Lyman, Ted Bloomhardt, Dick Jordan; Sarah Murphy entered the meeting late

Members Absent: Bryan Currier (alternate), Jonathan Slason

Applicants: Robert Frost, Ann Frost, Jason Barnard, Cherrie Willette, Jennifer Holliday, Barry Lampke, Deborah Campbell

Public Present: Robert Hedden, Tom O'Rourke, Derek Nelson

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:** Mitchel C. said that originally warned for this meeting was an appeal of the Zoning Administrator's decision by Bourgault that large events on a horse farm would require a site plan approval. The applicant withdrew their application after discussion the matter further with the Zoning Administrator, so that has been removed from the agenda.

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

Ted B. made a few minor amendments to the minutes.

John L. **made a motion to approve the minutes of July 16, 2019 as amended.** Ted B. **seconded the motion.** The Board **voted 5-0.**

**Cherrie Willette & Deborah Campbell/Barry Lampke & Jennifer Holliday:** Revision to a subdivision final plat (boundary line adjustment) for a 3.00-acre property, lot #2 of Willette's & Campbell's 2017 subdivision, located on Mead Farm Road and Lampke's and Holliday's 1.10-acre property located at 2053 Silver Street. Both properties are in the Agricultural Zoning District. Willette and Campbell are proposing to convey 0.13+ acres to Lampke and Holliday.

Mitchel C. displayed the survey, and described conveying a small area of 0.13+ acres from one landowner to the other, the proposed reduction in the building envelope and new location of the leachfield. Jennifer H. clarified that the property change would allow them to better access to their pond. Mitchel C. explained that it is all conforming.

Dennis P. opened the discussion to the public. There were no public comments.

Dennis P. **made a motion to close the public hearing and approve the draft decision as written.** Greg W. **seconded the motion.** The Board **voted 5-0.**

**Robert Frost:** Sketch Plan review for a four-lot subdivision involving two properties in the Agricultural Zoning District. The first is a +27-acre property located at 588 O'Neil Road, and the

second is a +89-acre property located at 236 Boutin Road. The applicant is proposing to subdivide the +27-acre parcel to create two new lots: a +4.94-acre lot for a single-family residence, and a +2.32-acre lot for a single-family residence. The remaining +1.13 acres will include an existing single-family residence. The fourth lot, an adjoining +89-acre property owned by the applicant and containing an existing single-family residence and outbuildings, will increase in size by +19 acres to +108 acres. Continued from 7/16/19. There was a Site Visit at 6PM.

Mitchel C. mentioned we held the site visit at 6 PM, and in attendance from the board were Dennis P., Greg W., John L, Ted B., Sarah M. Also in attendance were the applicants Jason Barnard and Robert Frost, Kate Kelly, and neighbors Tom O'Rourke, Robert Hedden, and Derek Nelson. They looked at the proposed access areas, building envelopes, viewed some wildlife habitat, additional access opportunities, and locations of wastewater systems. Ted B. mentioned they walked up the class 4 road, observed grade and topography to east and west, washouts on the side of road, and site line issues at crest of steep section of road. They also observed the other potential access' proposed grade, and walked down the proposed driveway from lot 1.

Dennis P. observed that the proposed access to lot 1 didn't look as steep as it appears on the map. Ted B. concluded that both accesses would work, and could be made safe, especially with engineering on Town Road 13 (Boutin Road right-of-way). Mitchel C. commented that improvements to Town Road 13 would require a town permit approval from the Highway Foreman. Ted B. mentioned that they walked past the lot 7 house site, and they saw evidence of water that comes off and causes washouts along Town Road 13.

Dennis P. opened the discussion to the public. Bob Hedden commented that the town plan emphasizes density in the village, and to guide development to minimize forestry impacts. This area intertwines with designated wildlife habitat. He continued that Andrea Morgante, at the last meeting, pointed out connectivity. The town plan also encourages protection of potentially productive agricultural and forest land. He stated that we haven't yet heard from Mr. Frost about his intentions and reasons.

Rob Frost mentioned that this should be addressed to both him and Anne Frost. Greg W. asked if these two lots would exhaust the development potential of the acreage they own. Mitchel C. clarified that Rob F. owns an 89-acre property, with 1 unit per 15 acres, so has potential for 5 dwelling units there (one is existing). There is also a 27-acre property (O'Neil) – 2 dwelling units allowed, one existing. In this application, they are utilizing one of the developable units from the 89-acre lot to create the second one. They could in the future propose three additional lots.

Sarah M. entered the meeting.

Rob Frost said that they didn't buy it to develop it; they wanted one lot for Anne's parents, then became interested in adding one additional lot for a niece and nephew.

Kate Kelly commented on avoiding ledge, and minimizing building envelopes to minimize impact on wildlife. Rob F. asked for suggestions about how to do this. The applicant asked for guidance on what the size of the building envelope means, and commented that this would be for a small house. Jason B. said these building lots are about  $\frac{3}{4}$  of an acre. Greg W. asked if the farm road is necessary to access the interior of the property. Rob F. said it isn't used.

Derek Nelson commented that Town Road 13 had water issues. If extra properties there could mitigate water problems, it would be good. It would also help Robert H. maintain that road through the winter. His property is off Boutin Rd. next to Needham's. He says he sees owls and turtles there. They'll still have

open space to hunt in, and the red-tailed hawks nesting on the treeline will be fine. He has no opposition to this application.

Dennis P. asked if they had any comment on the letter from the Trails Committee. Ann F. said it has to do with the western property line. She felt it has more to do with Jade Jenny's property. Dick J. thought that because they're redoing the deeds and legal documents, now would be a good time to put in the 20-foot easement. Ted B. pointed out they are also using part of that 89 acres' development rights for this lot. Rob F. commented that the current people who use the trail live in Charlotte, and they aren't giving up anything; he'd prefer to see them give up 10 feet and him give up 10 feet. Rob F. said skiers and snowmobilers have caused some problems, but they've allowed the VAST trail to go through for the past 20 or so years.

Robert H. commented on the staff report. On item #5, regarding alternate driveway locations, the staff report states that if the access for proposed lot #1 was changed from O'Neil Road to utilizing the same driveway as proposed lot #7 there would be less disturbance, and stormwater runoff. He felt that not all could agree with that. He also noted that he has a pond on the farther (east) side, and the pond level changes about 6 feet between summer and winter. Also, there is a new dry type transformer with water in the swale today. The hydrology there is variable. He felt they would need a hydrology study to figure out which access would have less stormwater runoff. Jason Barnard replied that everything will be modeled, including stormwater. Dennis P. said that it appears the applicant is willing to combine driveways to have access from either location (O'Neil Rd. or Town Road 13). Robert H. preferred that they access off O'Neil Rd.

**Dennis P. made a motion to close the public hearing and take it up in deliberative session. Ted B. seconded the motion. The Board voted 6-0.**

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

Mitchel C. said they now have a complete application from Chittenden Solid Waste District, so that will be heard at the next meeting. They will also hear the continuation of Donovan/O'Donnell. They are looking at focusing just on Mechanicsville Rd. for this sketch plan, while leaving the overall plan as a master plan.

Mitchel C. received an application from NRG for their non-residential property, lot #7. This may be heard Sept. 3. It is an 80,000 sq. ft. industrial and office park on the south side of Riggs Rd.

The Board entered deliberative session at 8:22 PM.

**The meeting adjourned at 8:39 PM.**

Respectfully submitted,  
Kate Kelly, Recording Secretary