

Town of Hinesburg
Development Review Board
September 17, 2019
Approved October 15, 2019

Members Present: Greg Waples, Ted Bloomhardt, Bryan Currier (alternate), Jonathan Slason, John Lyman; Sarah Murphy and Dick Jordan entered the meeting a few minutes late

Members Absent: Dennis Place

Applicants: Peter & Helen Rosenblum

Public Present: None

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

Greg W. nominated Ted B. to be acting chairman, and made a motion to call the meeting to order.

Ted B. called the meeting to order at 7:30 PM.

Agenda Changes:

Mitchel C. said we will discuss two administrative site plan amendments, under the news and announcements.

Review minutes of the September 3, 2019 meeting:

Jon S. **made a motion to approve the minutes of September 3, 2019 as written.**

Dick J. entered the meeting, and made a suggested change to note that he was in absentia at the last meeting. The Board felt the way his vote was recorded in the minutes was fine as is.

John L. **seconded the motion.** The Board **voted 5-0**; Greg W. abstained.

Ted B. turned the meeting over to Dick J.

Peter & Helen Rosenblum: Sketch Plan review for a 2-lot minor subdivision of a 10.1-acre property located at 385 Partridge Hill Road in the Rural Residential 1 Zoning District. Lot 1 would be 5.9 acres on the north side of Partridge Hill Road and include the existing house and garage. Lot 2 would be 4.1 acres on the south side of Partridge Hill Road and include a building envelope for a single-family residence.

Peter Rosenblum introduced himself and his wife Helen. They have lived on Partridge Hill for 40 years. Each of the 5 lots created in this subdivision (theirs is 10 acres) would be able to subdivide one time. They are hoping to create a new lot on the south side (lot #2), retaining their lot (#1). The south side includes 4.1 acres and a pond. They are proposing a driveway access off the southwest corner of the lot. It is currently a mowed field, and they have frontage on Red Pine Rd. They have an approved septic design by the state, and the property is surveyed. The only necessary remaining survey work is to measure the line on the south side of Partridge Hill Rd.

Mitchel C. added that if the driveway doesn't work due to frontage, they might put the driveway access off Partridge Hill.

Sarah M. entered the meeting.

The Rosenblums said they would need to culvert the brook if they used the northeast access point. Mitchel C. said the survey will have to determine the stream location and where the 75-foot stream setback is located to delineate the building envelope.

Greg W. mentioned there has been a lot of subdivision in this area recently, and asked if there is anyone else who could sub-divide in this area. Peter R. replied there is one other property who could subdivide, but it's not likely due to rocky/steep areas. Greg W. asked if it is town water and septic. Peter R said that the property was in neither.

Jon S. asked if they had mentioned this to neighbors; Peter R. said they had notified their HOA, and they got nothing but positive responses.

Dick J. asked about the 14-foot improvements to road; Mitchel C. replied this would apply to either Red Pine Rd. or Partridge Hill Rd depending on where the Applicants propose to place their new driveway. Ted B. discussed the subdivision approval for the abutting landowners to the west and state that whoever needs to get the Certificate of Occupancy for a new residence first is the one on the hook for the road improvement.

Dick J. asked how we handle this as a town. Ted B. answered that because it is a private road, they will need to work it out. Dick J. asked about the association – the Rosenblums answered that it is a homeowner's association for the maintenance of both Red Pine road and the Partridge Hill roadway.

Dick J. noted there was no public present.

Dick J. made a change to the draft decision. The Board discussed the septic issue mentioned in the decision. The Rosenblums noted that they will likely request a continuance in the future since they will be in Florida for the winter and not have time to have all the work required for final plat completed in six months.

Greg W. made a motion to close the public hearing. Jon S. seconded the motion. Greg W. made a motion to approve the decision as amended. The Board voted 7-0.

News/Announcements/Correspondence

Mitchel C. said that Suzanne M. sent an email regarding the fountain at Hinesburg Center I, which was stolen. Suzanne M. approved a minor site amendment to replace the fountain with a 6-foot wide, 1450-pound planter. Greg W. asked about maintenance of the planter, and who will maintain the flowers. Mitchel C. said the landowner would be required to maintain the flowers, which will be checked annually by the Zoning Administrator.

Mitchel C. said the board could appeal her decision to approve the site plan amendment, or could provide feedback. Greg W. and Jon S. asked about if there's anything they can do to make sure the flowers are maintained. Mitchel C. said Suzanne M. regularly investigates landscaping conformance in town. Jon S.

asked if there is language in the decision for maintaining this. Mitchel C. said there is language for it, and likely doesn't require a change.

Mitchel C. then displayed the Hart & Mead property, and mentioned some erosion issues behind Hart & Mead. They've put in some gravel and will be putting vegetation over it. Originally, drainage was to come to a center area, then drain overland to the stream. Because of settling in the back, now overland flow isn't happening. They built a trench, and will put in a perforated pipe with some stone (like a French drain). Mitchel C. said he ran some calculations, and this won't be much of a change in stormwater discharge. Water will fill up in the pipe before it floods any nearby areas. They want to set it up so it will drain in the same way as original application, and will soon be applying to Suzanne for a minor site plan amendment.

Dick J. asked about the town sewer and water line, and why the area has settled. Hart & Mead felt the pipe under church property adjacent was put in too high, so water was backing up. Jon S. asked about where settlement is happening, and if there is any problem going from overland flow to putting it in a pipe. Mitchel C. said it won't be different than in the past.

Mitchel C. said there is nothing currently scheduled for the October 1 meeting. Ted B. **made a motion that we cancel the Oct. 1 meeting**, and Greg W. **seconded the motion**. The Board **voted 7-0**.

The meeting adjourned at 8:06 PM.

Respectfully submitted,
Kate Kelly, Recording Secretary