

**Town of Hinesburg**  
**Development Review Board**  
**November 19, 2019**  
Approved December 17, 2019

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

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

Applicants: Hans Jenny, Jade Jenny, Jason Barnard

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 November 5, 2019 meeting:** - Greg W. made a motion to approve the minutes of November 5, 2019 as amended. John L. seconded the motion. The Board voted 4-0.

**Hans Jenny/Jade Jenny & Danielle Horan:**

Jason Barnard introduced himself, and Hans and Jade Jenny. They would like to carve out a ~3.41 acre lot, with the house site in the field. The mound system would be on the adjacent ~27.5 acre lot. The existing lot was developed with the O'Neil subdivision. Jason B. said they had to get a wetlands delineation done, and will meet with the state wetlands biologist on Friday to confirm the wetland boundary, assuming the snow melts. The current map shown is incorrect (based on old VSWI maps). The wetland is located to the east at the base of the slope. There is also a wetland finger that comes up into the field, and there may be some wetland buffer impacts or a wetland crossing, which may require a wetlands permit. The field has mapped agricultural soils, but not prime soils.

Dick J. entered the meeting.

Jason B. continued that the field is not ideal for large agricultural machinery since there is only ~2.6 acres of agricultural land in the proposed lot. The easterly boundary of the proposed lot is wooded, has a mapped stream and the wetland. In regards to stream setbacks, they will survey the top of streambank location. This may limit the building area.

Greg W. asked if this is the last available lot in the subdivision; Jason B. said it is.

Ted B. asked about the location of steep slopes. Mitchel C. displayed a photo of the area, showing the depression (possible wetlands) and slopes. Jason B. said he understood there will be a wetland crossing/impacts there, and this will dictate what happens with buildable location.

Ted B. asked about the path on the west side of the property – Jade Jenny replied it is a cow path. Greg W. asked about the other trail, which is the VAST trail.

Mitchel C. discussed the details of the trail easements to the north of the Frost property, which must be completely connected to O'Neil Road to be established. The Trails Committee is trying to make this connection. The Board discussed that they recommended moving the trail to the east with the Frost subdivision application, and discussed details of the VAST trail being close to the house. Dick J. asked about the stream setback. Jason B. said they'll have to figure out the top of the streambank and go from there for building location.

The Jennys discussed using the property in the future. Dick J. asked about any potential problems posed by the mound system on the adjacent property; Ted B. replied there are no limits on agricultural operations over the force main. Dick J. asked about trenching through the stream. Jason B. said he would directional bore under the stream, which doesn't trigger a wetlands permit. It only takes about a day to do it, and the costs have come down.

Dennis P. asked if they will talk to the Trails Committee. Jade J. said he had e-mailed Lenore Budd, and told her that they'd be unlikely to want a trail system through their yard, and that they had thought about putting up signs because people have been misusing their property (dog walking, flying drones, etc.). Dick J. asked if Lenore B. is working with Charlotte. Mitchel C. said this portion of the trail is being accommodated by Hinesburg, while other portions are taken care of by Charlotte. He believed that the Trails Committee does have discussions with Charlotte.

Greg W. said this seems approvable. The Board discussed making this a minor subdivision. Ted B. asked why this is the best location on the lot. It is the best location due to its relative flatness and being removed from the adjacent house.

**Ted B. made a motion to close the public hearing and direct staff to draft conditions of approval, and to combine preliminary and final as one review. Greg W. seconded the motion. The Board voted 5-0.**

#### **Other Business:**

Mary Provencher (owner of property on Lake Iroquois) has been dealing with contractors and may want to modify her conditional use approval. Mitchel C. said the Board can extend the conditional use once, for an additional year. The approval was December 2018. Dennis P. asked what you have to do in that year (complete construction?); Mitchel C. replied that they have to obtain a building permit within that year.

**Greg W. made a motion to approve for an additional year. Ted B. seconded the motion. The Board voted 5-0.**

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

Roger & Lisa Daggett (Dynamite Hill) are on the agenda for next time. Mitchel C. also hopes to have the annual report ready for the Board to review. Dick J. asked about the width of the lane, and if pull-offs are required every so often. Mitchel C. said that the pull-off described in the Daggett's application is a different type of pull-off. The DRB often requires in subdivision a 14 ft. wide road that has pull-offs that expands the road to make it 18 ft. wide allowing for two-way traffic. Dynamite Hill Road is already required to be an 18 ft. wide road. The pull-offs discussed in the Daggett application is to allow a car to pull-off of Dynamite Hill Road if one's car is sliding during icy conditions.

**The meeting adjourned at 8:17 PM.**

Respectfully submitted,  
Kate Kelly, Recording Secretary