

Town of Hinesburg
Development Review Board
February 4, 2020
Approved February 18, 2020

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

Members Absent: John Lyman, Jonathan Slason

Applicants: Jim Donovan, Patricia O'Donnell

Public Present: Mike Loner, Aimee Hayes

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 January 21, 2020 meeting: Ted B. made several minor amendments, and Greg W. made a motion to approve the minutes of January 21, 2020 as amended. Ted B. seconded the motion. The Board voted 5-0.

Jim Donovan & Patricia O'Donnell:

Jim D. said they were originally trying to make affordable housing on lot 1, but they could not find any way to make affordable housing work.

Sarah M. entered the meeting.

Jim D. continued that they weren't interested in creating normal condos here, so they decided it would make sense to start over with a simple sketch plan. They decided to join what was previously lot 1 and lot 2 into one lot. Based on prior comments about the area, they realized how wet it was, so they decided to combine the lots and not pursue bonuses or gardens here. On lot 3, the forested area will remain undeveloped (development would happen on north side of the lot as shown in original master plan). Lot 2 will stay as it is, with current structures. The regulation says they have a possible 8 units here, and Jim D. described how they would allocate units. They put together a master plan showing where the developable area and access points would be, and this plan accommodates both old and new Official Map versions. The Board wanted to see the master plan, which Jim D. distributed.

Dick J. asked about the units allocated to lots 1 and 2 (which Mitchel C. clarified are in R-1) vs. lot 3 (RR-1). Mitchel C. clarified that the R-1 area (lots 1 and 2) is based on 2 units/acre minus the areas in the stream setbacks. In RR-1 (lot 3), this is either 1-acre zoning, or it could be a PUD with clustered development. Jim D. said they are not proposing anything on lot 3 at this point, though they anticipate a PUD on lot 3 in the future. Patricia O'Donnell showed on the map where the developable areas are in lot 3.

Jim D. said their current thinking is that there might be a bed and breakfast on lot 1, which is an allowable use. Mitchel C. clarified this would require additional water/wastewater allocation. Jim D. said if it is

successful, they might expand to an inn, which would require returning to the DRB. The parking would be in the rear of the building. Jim D. said they might grant an easement across lot 2 for sewer. He described the setbacks shown on the plan for lots 1 and 2. They are suggesting keeping the area outside the setbacks as the building envelope, which is also outlined on the plan.

Sarah M. asked, and Jim D. answered, that they would be happy to state that there won't be access to the lot near where Patrick Brook crosses under Mechanicsville (due to retaining wall, steepness, wetland here).

Dick J. asked about a bed & breakfast, which Mitchel C. clarified would be considered one residential unit. Mitchel C. said that a bed and breakfast is limited to four guest rooms, and it must be located in the main residence. An inn can have more than four units and/or be in a separate structure, but would be required to come in for conditional use and site plan approvals.

Dick J. asked if there is a time limit to how long one can stay in a bed and breakfast. Mitchel C. said it is a gray area, but yes. Longer stays could be considered a zoning violation.

The Board had no further questions, and there were no members of the public who had any comments.

Dennis P. **made a motion to close the public hearing and direct staff to draft conditions of approval.** Greg W. **seconded the motion.** The Board **voted 6-0.**

Other Business:

Extension Request - Peter & Helen Rosenblum:

Mitchel C. reminded the Board that this was a two-lot subdivision on Partridge Hill, where the Applicants told the DRB at the end of their hearing that they go to Florida in the winter and would need time on their return to complete a final subdivision application.

Ted B. **made a motion to grant a six-month extension.** Dick J. **seconded the motion.** The Board **voted 6-0.**

Decision Deliberation - Jack Milbank & Robert Stahl:

Greg W. asked about Mitchel C.'s concern about conclusion 5 and order 2. Mitchel C. replied that when this was approved, there was no requirement for the building envelope as there is now. He asked if the Board wanted to address requirements such as building on steep slopes, etc. He displayed the plan, and reviewed that lot 1 currently has a house, and lot 2 has approval to build but needs a water/wastewater permit. Lot 3 would need to come back to the DRB if they wanted to develop it. On the eastern part of lot 2, there is a stream and setback as well as steep slopes, and the western 2/3rd of the property has steep slopes. The area where they can build is very limited. Greg W. felt they should avoid steep slopes. The Board made some modifications to the decision.

Greg W. **made a motion to approve the decision as amended.** Dennis P. **seconded the motion.** The Board **voted 6-0.**

News/Announcements/Correspondence:

Mitchel C. mentioned the Frost subdivision; Bob Hedden had appealed it to environmental court, then he withdrew his appeal. He will be allowed to reinstate his appeal if he has certain concerns after final. The adjudication delayed the 6 month period of time, where the Applicants need to return.

Mitchel C. said there are two applicants for the second DRB alternate position, which will be reviewed at the next Select Board meeting. There is still an opening on the Planning Commission.

Mitchel C. noted the room has a new clock. Also, new chairs were gifted from Joe Fallon's office.

At the next meeting (February 18), the Board will hear BlackRock's Haystack Crossing project (preliminary), which is the only thing on the agenda. Mitchel C. clarified that they have enough water/wastewater allocation for everything they're applying for, although some is borrowed against when the new well comes online. Dick J. asked if the sketch plan still holds, because it has changed significantly. Ted B. mentioned that there often are changes from sketch plan to preliminary. Mitchel C. said staff is recommending an independent traffic review, which will likely require a continuance to a future meeting.

At the following meeting (March 3), Gary Fournier's application will be heard for final approval, and the Board will review a conditional use application for a farm café at Red Wagon Plants.

The meeting adjourned at 8:15 PM.

Respectfully submitted,
Kate Kelly, Recording Secretary