

**Town of Hinesburg**  
**Development Review Board**  
**August 18, 2020**  
Approved September 15, 2020

Members Present: John Lyman, Jonathan Slason, Dennis Place, Branden Martin (alternate), Dick Jordan, and Sarah Murphy. Ted Bloomhardt joined the meeting during the first hearing.

Members Absent: Bryan Currier (alternate)

Greg Waples tried joining the meeting but couldn't due to technical difficulties.

Applicants: **Anup & Sanghamitra Dam** – George Bedard

**Sleepy Hollow Ski & Bike Center, LLC** – Eli Enman

Public Present: David and Sarah O'Donnell

*Since this was a remote meeting, it is possible there were other members of the Public in attendance, who did not speak nor make themselves known.*

Also Present: Mitchel Cypes (Development Review Coordinator) and Laura Sau (Recording Secretary)

Dennis P. called the meeting to order at 7:33 PM.

**I. Meeting Procedures:**

Mitch C.- Displayed Meeting Procedures. Meeting was held remotely due to the current State of Emergency in our best conformance with the Governor's executive order.

- a. Everyone will be muted. Please stay muted until the Public portion of the meeting when it is appropriate for you to speak.
- b. Place yourself in a *well-lit room*, use headphones if possible, and let your family know not to disturb you.
- c. **Please Identify Yourself When You Speak**
- d. Chat and file sharing has been disabled.
- e. If watching via VCAM, you can e-mail Mitch with questions or comments.

**II. Agenda Changes:**

- a. None

**III. Review minutes of the August 4, 2020 meeting:**

- a. Small wording adjustment was made.
- b. John L. **made a motion to approve the minutes of August 4, 2020 as amended.** Dick J. **seconded the motion.** The Board **voted 5-0**; Sarah M. abstained

**IV. Anup & Sanghamitra Dam:** Sign review for a +136-acre property located at Abani Drive off North Road in the Rural Residential 2 Zoning District. The applicant is proposing to erect a sign identifying an existing rural residential neighborhood.

- a. Mitch displayed the photo of the sign
- b. George B.- Pointed out the landscaping around the wrought iron fence, with a sign attached. 6-7" high, by 4' long.
  - Proposed would have a more modest landscape than photo, with perennial bushes behind, and annual flowers in front, with stones outlining area.
  - Sign would be placed on left side entry of road, 15' to the north from traveled portion of the Abani Drive, and 30' from pavement on North Road to comply with setback requirements.
- c. Dick J.- Will it have wording on both sides of fence?
  - *Clarification:* George B.- One-sided, positioned at an angle. It will display the same language as displayed in photo.

- d. Dick J.- Does square footage include the fence?
  - *Clarification:* Mitch C.- Sees the fence as a post. It's not advertising, just being utilized as the means holding the sign.
  - George B.- Whole thing would be 6' long and 4' High.
  - *Clarification:* Mitch C.- Standard is 12 sq ft. Max height is 10 ft.
  - Ted B.- Square footage doesn't include supports. He doesn't see the fence is included in "sign", it is more a part of the landscaping.
- e. John L.- It seems appropriate.
- f. *Concern:* Dick J.- Subdivisions don't typically have signs in Hinesburg. Doesn't want to set a precedent
  - *Clarification:* Mitch C.- There is a regulation which specifically allows subdivision signs. Section 5.4.1(2) b Page 62 of Zoning Regulations "Sign setting forth the name of a permanent residential development – 1 per development"
- g. Ted B. pointed out other subdivisions with signs.
- h. Jon S. – Planning Commission should revisit this, but doesn't see a reason not to accept application.

**V. Dennis P. opened the hearing to the public.**

- a. David O.- Thinks they should have the sign

**VI. Ted B. made a motion to close the public hearing and to recommend approval of draft motion. Dennis P. seconded. Board voted 5-1. Dick Jordan voted against.**

*Greg W. was having an issue with joining meeting.*

**VII. Sleepy Hollow Ski and Bike Center Site** Plan review for a +200-acre property in the Rural Residential 2 Zoning District, accessed from 427 Ski Lodge Drive (off Sherman Hollow Road) in Huntington. The applicant is proposing two new trails with snow making and lighting, snow making and lighting on a few existing trails, construction of a timing shed, and clearing of a 10,000 sq ft area to expand Molly's Meadow.

- a. Mitch C.- displayed the PowerPoint for their Site Plan Application. 5 Proposed items.
- b. Eli Enman- presented the plan with callouts to proposed items
  - Proposed Lighting & Snowmaking on Existing Trails
  - Expanding Mollys Meadow
  - 2 New trails with Snowmaking & Lighting
  - Proposed 12'x20' Timing Shed.
  - Currently it's overcrowded due to afternoon trainings of Afterschool High School and College teams.
  - Proposing another kilometer of snowmaking but not yet delineated on Map. Would like to be able to move equipment between trails each year, for different skiing experience each year.
- c. Dick J.- Concerned about many new features being in Huntington, and others in Hinesburg. Questioned why the Hinesburg DRB is reviewing
  - Jon S. - Pdf page #3 shows that all of the proposed items are in Hinesburg. Referenced attachment- Lighting might be only be 7', but going through permitting for 18' in height --for flexibility in the future?
  - Eli E.- Yes. Other businesses say that lower lighting is for more romantic feel, so he wants to try it and see if it works before more intrusive lights. If it does not work, he can make the lights similar to that of other trails. He pointed out that only one family lives within ½ mile of the resort.
  - Mitch C.- Displayed the Location Map. Closest homes are pretty distant
- d. David & Sarah O.- Huntington neighbors support what's being proposed.
- e. *Clarification:* Mitch C.- Regulation for sporting location specifies that they're allowed a higher temperature lighting than general standard.

- Eli E.- Lights are a mix currently- LED, older Halo lights, 3-5k lights. Happy to go with whatever the board requires. Personally, he likes slight yellow light, but not orange sodium light.
- f. Dick J.- Noted his earlier comment of ambiance and not using White light. Asked about competition requirements.
  - Eli E.- Not that he knows of. Range in Jericho has orange lights. Other places have cooler temperature lights.
  - Dick J.- Trying to keep in mind neighbors but is not familiar with topography of area.
  - Eli E.- On cloudy nights, can tell lights are on from his house ½ mile away. But they do close at 8:30 pm.
- g. *Concern:* Dick J.- Tree clearing
  - *Clarification:* Mitch C.- 10,000 sq ft. is under state requirements
    1. Erosion Control- There is a plan using diversions and silt fences, which will be included in decision
- h. Dick J.- Asked about storm water.
  - *Clarification:* Mitch C. - Proposed Shed is way below requirements for impervious surfaces, and it's not in the village, no stormwater treatment is required.
- i. Ted B.- 3,000k best option
  - Eli E. - Can't picture the colors associated with K number. But can work with a DRB Range. Wants an incandescent feel.
  - Jon S.- Lumens and then the color. Willing to put a max on Lumens, and 4k for Color Max.
  - Ted and Dick agreed.

#### **VIII. Dennis P. opened the hearing to the public.**

- a. David and Sara O.- Showed full support
- b. Branden M.- As member of the public-- Property is kiddie corner, and doesn't have any problem from the Hinesburg side.
- c. **Dennis P. made a motion to close the public hearing, and to direct staff to draft a decision of approval. Ted B. seconded.**
- d. *Concern:* Jon S.- Was happy that the town can accommodate a local business but pointed out the potential increase in traffic in a narrow Right of Way with tight corners.
- e. **The board voted all 5-0 Branden M. recused himself.**

#### **IX. Belisle- Draft Decision**

- a. Mitch C.- voiced an edit to the draft decision, adding in that Jeri B. (not Scott) attended the August 4, 2020 meeting
  - b. Dick J.- Go from sketch to final? Mitch C.- Correct since it is a minor subdivision.
- Dennis P. made a motion to approve the Jeri and Scott Sketch Plan as amended. Jon S. Seconded. – The board voted 5-0**

#### **X. News/Announcements/Correspondence:**

- a. **Mitch is still working on draft decision for Belliveau**
- b. The board decided to end meeting to go into deliberation on Haystack Crossing Application.

**Dennis P. moved to adjourn the meeting, Ted B. seconded.**

**The meeting adjourned at 8:22 PM.**

Respectfully submitted,  
Laura Sau, Recording Secretary