

Town of Hinesburg
Development Review Board Meeting Minutes
November 16, 2021
Approved December 7, 2021

Members Present: Ted Bloomhardt, Dick Jordan (via Zoom), John Lyman, Branden Martin (Via Zoom), Dennis Place, Jonathan Slason (via Zoom), Greg Waples.

Members Absent: Bryan Currier (alternate).

DRB Staff: Mitch Cypes (Development Review Coordinator); Amy Coonradt (Recording Secretary).

Applicants:

- **Pease Mountain Law:** Gary Benjamin (Landlord of Property)
- **Robert Farrell:** Robert Farrell (Applicant),

Public Present: Barbara Forauer (via Zoom), John Mace (via Zoom), Nancy Plunkett (via Zoom), Kate Kelly (via Zoom) and Darcie Mumley (via Zoom).

Dennis P. **called the meeting to order at approximately 7:02 PM.**

1. Agenda Changes:

None.

2. November 2, 2021 Meeting Minutes:

Greg W. **made a motion, and John L. seconded, to approve the November 2, 2021 minutes as amended. The motion passed 7-0.**

The minutes were amended as follows:

- P3-4: Replace “environmentalist” with “environmental consultant”

3. Pease Mountain Law, PLLC – 20-50-54.000 – Conditional use and Site Plan review for an office use on a 0.18-acre property located at 73 Charlotte Road in the Village Zoning District. *Continued from 11/2/21.*

Gary B. walked through the modifications that will be made to the exterior of the property, which include curb stops and handicapped parking. He also said that he will work to re-establish shrubs and that he will use winterberries, as that is what his neighbor uses.

Ted B. asked if the cedar hedges would be maintained. Gary B. replied that yes, there will be some slight cutting but that the hedges will remain. It was noted that some of the cedar hedges were located on the neighboring property. The draft approval did not mention this. Finding of Fact #13 on the draft approval was modified to now state: “will also maintain the cedar hedges shown on the site plan that are on his property.”

Dennis P. opened up the discussion to the public. There was no public comment.

Ted B. **made a motion, and Greg W. seconded, to close the public hearing and approve the draft decision as amended. The motion passed 7-0.**

4. Robert Farrell - 06-01-41.110 – Subdivision revision for a 38.7-acre property located at 1773 Texas Hill Road to move the building envelope further north (away from Texas Hill road) in the RR2 Zoning District. *Continued from 11/2/21.*

Robert F. said that he has drafted an amended site plan that he has yet to submit to the DRB. He briefly described the plan, noting the original proposed driveway and a new proposed driveway, which would be significantly shorter (540 feet in length), as well as a building envelope at a much lower elevation and closer to the road.

Dennis P. asked whether the Applicant intends to remove the tiny home that is already on the property. Robert F. replied that they would remove the tiny home in the building envelope, but have not decided which of the structures by the beginning of the new driveway they would propose removing at this juncture.

Greg W. said that an informal site visit might be helpful, to refamiliarize himself with the property. Robert F. said that he would stake the proposed building site and suggested that Board members could walk up the logging road.

Dick J. asked how the new proposed location is an improvement over the current location. Robert F. said that there is more sun exposure and be about 100 feet higher in elevation, even though they would be much lower down the hill than originally proposed.

Robert F. will work with staff to determine whether he should pursue a full application for this proposal.

Dennis P. opened the discussion up to the public.

Barbara F. asked if the proposal will be available for the public to see on Dropbox. Mitch C. replied that yes, the materials will be available soon after the meeting.

Mitch C. noted an email submitted by Nancy Plunkett, saying that there is extensive and diverse wildlife in that area, including not just deer and chipmunks, but also moose, fox, turkey, ermine, and bobcats.

Dennis P. made a motion, and Greg W. seconded, to continue the hearing to December 7, 2021. The motion passed 7-0.

5. Extension Request – CNE Property Services – 12-01.22.000 – Conditional Use & Site Plan approval for a general store located at 14312 VT Route 116 in the AG Zoning District was approved on 12/15/20.

Mitch C. noted that this request is for the former Hinesburg General Store. He noted that Chris Peck purchased the property from the Frosts. He said that the owner is planning to open in February, but that they need an extension of the conditional use and site plan approval, as the current approval expires next month. He noted that Section 8.5 allows the DRB to extend conditional use and site plan approvals for one year.

Greg W. made a motion, and Ted B seconded, to grant the Conditional Use & Site Plan approval extension for one year. The motion passed 7-0.

6. News/Announcements/Correspondence

Mitch C. noted that the next meeting will have a continuation of the Farrell application as well as a boundary adjustment subdivision revision, where the Applicant wants to give the southern half of a right-of-way to their neighbors to the south.

The meeting adjourned at 7:28 PM.

Respectfully submitted,
Amy Coonradt, Recording Secretary