

Town of Hinesburg
Development Review Board Meeting Minutes
December 7, 2021
Approved December 21, 2021

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

Members Absent: Dennis Place.

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

Applicants:

- **Benjamin & Abigail Brown, Russel & Carol Fox & Jesse Paul** - Benjamin Brown (Applicant), Carol Fox (Applicant), Jesse Paul (Applicant) (all attended via Zoom)
- **Robert Farrell:** Robert Farrell (Applicant)

Public Present: David Burack.

Dick J. **called the meeting to order at approximately 7:34 PM.**

1. Agenda Changes:

None.

2. November 16, 2021 Meeting Minutes:

Ted B. **made a motion, and John L. seconded, to approve the November 16, 2021 minutes as presented. The motion passed 6-0.**

3. Benjamin & Abigail Brown, Russel & Carol Fox & Jesse Paul – 17-22-44.000, 17-22-45.100, & 17-22-44.100 – Subdivision revision to transfer 0.32 acres of land, which is the southern half of the Partridge Hill right-of-way, from Brown to Fox & Paul in the RR1 Zoning District.

Mitch C. noted that the Applicants are proposing to move the property boundaries in the right-of-way. Dick J. asked for the rationale behind this proposed change. Benjamin B. explained that there is an area of the right-of-way that is between the edge of the road and the Foxes' property, which acts as their visible frontage. He said that it makes more sense them to own the frontage along their property. He said that the idea was to transfer it to the Foxes, but they also determined that there is one piece of property on the corner that is a non-conforming area due to its size and will be transferred to Jesse Paul. Ted B. asked who owns the whole right of way right currently. Benjamin B. replied that he himself owns it.

Dick J. opened the discussion up to the public. There was no public comment.

Greg W. **made a motion, and Jonathan S. seconded, to close the hearing and approve the draft decision with minor amendments. The motion passed 6-0.**

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 11/16/21.*

Mitch C. showed the original resource map. He showed the previously-proposed building envelope site, the revised proposed building envelope site, and the existing building envelope.

Jonathan S. asked for a description of where the house site is and the plan for the existing building envelope. Robert F. said they are looking to place the new building envelope on a plateau and that they would use the existing septic system that was installed in the 1990s and approved by the state. He noted that the proposed driveway length is the same length as the existing driveway. The said that he is proposing this new building envelope due to higher exposure to the east, south, and west, as it is 75 higher in elevation than the current building envelope. He said that this would greatly increase the solar capacity for a house on the site. He said that it would also give them better views.

Dick J. asked about traversing steep slopes from the existing systems to the new building envelope. Robert F. replied that there are no 25% slopes, they are less steep than they seem on the map. He said that traversing would not require any cutting or filling. He added that there is an existing road that they will take advantage of for part of the driveway.

Jonathan S. said that he views this proposal more favorably than the original proposal and that it is a reasonable option for use of the property. He noted that the eastern part of the property would be a wildlife corridor, which is a benefit to the new proposal. Mitch C. asked if the Applicant would be reforesting some of the areas. Robert F. said that they have a two-acre envelope set aside for current use. He said that they will follow their management plan and there will not be a structure there (though they would like an envelope for a shed).

Dick J. noted some questions around wastewater and water supply, but the rest of the issues in the staff report seem addressable. Robert F. asked what the Board would need to see in terms of water supply and wastewater. Mitch C. noted that the wastewater system and well will be somewhat distant from building envelope, and that the Board would be interested in seeing how the pipes would be laid out and what type of impact that might have. Ted B. said that he thinks the Applicant can use the existing septic system. Dick J. asked if the State needs to approve the connections to the septic system. (I didn't catch the answer.)

Dick J. asked about electric connections and how they would be run. Robert F. replied that there is a utility pole that comes across from the existing connection at their driveway, and that it would go up the existing logging road (since it's a straight shot and that there would be minimal cutting). He said that they have existing buried power on their current house site. Dick J. said that power would be required to be buried, to minimize poles and cutting.

Dick J. opened the discussion up to the public.

David B. said that the newly proposed plan looks like a reasonable compromise.

Ted B. asked when the next hearing should be scheduled for this application. The Board and Applicant agreed that they would continue the hearing at the January 18, 2022 meeting.

Ted B. made a motion, and John L. seconded, to close the public hearing and continue the hearing to the January 18, 2022 meeting. The motion passed 6-0.

5. News/Announcements/Correspondence

Mitch C. noted that for the next meeting they will hear an application for Kellys Fields, which is an existing 24-unit affordable housing for seniors. He said that the Applicants are proposing to double capacity to a total of 48 units. He said that it will require a major subdivision and a conditional site plan review from the Board. He said that it will be presented to the Board as a combined application.

The meeting adjourned at 8:08 PM.

Respectfully submitted,
Amy Coonradt, Recording Secretary