

Town of Hinesburg
Development Review Board Meeting Minutes
February 15, 2022
Approved March 15, 2022

Members Present: Ted Bloomhardt (via Zoom), Dick Jordan (via Zoom), John Lyman, Branden Martin (via Zoom), Dennis Place, Greg Waples, Mike Webb (alternate – via Zoom).

Members Absent: Jonathan S.

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

Applicants:

- Daniel Baldwin (Applicant)
- Robert Farrell and Zoe Livingston (Applicants)

Public Present (via Zoom): Lenore Budd, Kevin Burget, Barbara Forauer, Kate Kelly.

Dennis P. **called the meeting to order at approximately 7:03 PM.**

1. Agenda Changes:

2. February 1, 2022 Meeting Minutes:

John L. **made a motion, and Dick J. seconded, to approve the February 1, 2022 minutes as amended. The motion passed 7-0.**

The minutes were amended as follows:

- P3, paragraph #4: change “hydraulic wood splitter” to “hydraulic wood processor”

3. Daniel Baldwin – 11-01-05.003 – Subdivision Revision application to combine four properties with a total area of about 250 acres located adjacent to Baldwin Road & Drinkwater Road in the Agricultural Zoning District.

Daniel B., the Applicant, said that he is proposing to combine parcels and remove 3 building lots behind his home. Mitch C. noted that there is one residence in the area that would be left on the combined property. The Applicant said that they have had a survey of the Western portion of the property completed by George Bedard, and surveying done by Summit Engineering. He noted that a part of the property near the road had not been surveyed. Dick J. asked if any of those property lines have ever been modified by a subdivision. Mitch C. noted that this application would require a subdivision revision because lots had already been subdivided, but are now being recombined. Mitch C. noted that they will need a survey, but that the Town has granted waivers in past for larger properties where borders are public rights-of-way. Dick J. said that it doesn't seem like the property needs a resurvey because the external borders are well-known and not being revised, and some are set by the rights-of-way.

Mitch C. said that the DRB can waive the survey requirement, and that the bounds can be calculated without an additional survey.

Dennis P. opened the discussion up to the public.

Lenore B., an abutting property-owner, asked if this would have any effects on abutters. Greg W. replied that this is for tax relief, since the assessment is taxing the Applicant on building lots but that he doesn't intend to build them and wants to reconsolidate the property as agricultural.

Barbara F. asked if the land will be conserved and never developed, or if development could occur in future. Daniel B. replied that the land is not currently conserved but there are no plans for development at this time. Ted B. added that they would need to come back to the Board if they want to develop in future.

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

4. David Quaglietta – 11-01-06.100 – Conditional Use review for a motorcycle repair home occupation on a 21-45-acre property located at 2360 Silver Street in the Agricultural Zoning District.

Mitch C. said that when the application was submitted, the Applicant had some incorrect information on the building permit for the structure—it was listed as 1,500 sq ft and 100 feet from the road; but Mitch C. said that he measured it and it is 92 feet from the road and had an addition that was permitted after this. He said that it does not currently meet Section 5.1.3 of the regulations, but the Planning Commission is in the process of modifying the regulations so that the setback requirements would change. He advised hearing this application after the regulations have been modified.

Ted B. made a motion, and Greg W. seconded, to continue the application to April 5, 2022. The motion passed 7-0.

5. Robert Farrell – 06-01-41.110 – Subdivision Revision to move the building envelope on a 38.7-acre property located at 1773 Texas Hill Road in the RR2 Zoning District. *Continued from 1/18/22.*

Robert F. began by describing components of the site plan. He noted the existing parking lot and showed the proposed driveway, noting that it traverses the 20% slope and then follows the contours up and ties back into the existing logging road. He then noted the building envelope, saying that it is abnormally-shaped because they are working with some steeper slopes. He said that he is hoping to keep the footprint of the shed the way it is so that he could potentially rebuild it in future.

Mitch C. then displayed the driveway profile in sections, which is based off the 5-foot Lidar contours on the site plan. Robert F. showed lines for the existing grades of the driveway and the proposed cuts. He noted an area in Section 2 showing a proposed 1.5-foot cut, to keep grade below 12%. He also noted a second cut of 2 feet in Section 7 near the top of the driveway. Robert F. showed a cross-section of Section 2, which would need cut and fill. He said that the cross-section shows the maximum disturbance area for that section.

Mitch C. then displayed the stormwater and erosion control plan. Robert F. said that the impervious area is under 10,000 square feet. He said that they had a professional engineer put the plan together. He showed the proposed ditch on the side of the driveway, noting that the slope will be consistent with the driveway slope. He noted an existing swale that follows the contours of the land and noted existing erosion, saying that he would put in check dams. He also pointed out an existing drainage area and natural retention area, which will slow down the flow, and then a discharge channel into the pond. Dick J. asked if they anticipate all stormwater to go into the pond. Robert F. replied that yes, the runoff drains into the pond currently and would continue to do so. He said that the pond then discharges into an overflow area and eventually into Texas Brook. Dick J. asked if they can discharge into existing bodies of

water. Mitch C. replied that if the impervious surface is less than 10,000 feet, they Applicant is only required to describe where the discharge is going.

Greg W. noted that the application is not yet complete, according to staff. Mitch C. said that conceptually, the Applicants are proposing a feasible project. He noted his concerns, saying that there is not currently a survey with sufficient dimensions, angles, or proposed contours. Robert F. requested an explicit list of requirements needed for this to be considered a complete application.

Robert F. noted other areas of concern in staff notes, including emergency and service vehicles turnarounds. He noted the areas for turnaround space for emergency vehicles. John L. said that it would be helpful if the Applicants can include dimensions for space for emergency vehicle turnarounds.

Mitch C. requested that the Applicant have the septic planner email information to him on the septic design.

Dick J. said that a new plat would be required to show the new building envelope and that the building envelope needs to be clearly staked and surveyed. He said that the new envelope needs as rigorous pinning and documentation as the original. Mitch C. added that this will eventually need a survey revision.

Dick J. said that more detail around the contours for the driveway would also be helpful, given that the driveway is not traversing flat terrain. Mitch C. agreed, saying that additional information around driveway contours would help to evaluate the stormwater design as well.

Dennis P. opened the discussion up to the public.

Dennis P. made a motion, and John L. seconded, to continue the application to March 15, 2022. The motion passed 7-0.

6. Decision Deliberation:

- **Anup & Meena Dam – 09-02-34.200** – Minor subdivision revision application

Greg W. **made a motion, and John L. seconded, to approve the revision application decision as written. The motion passed 7-0.**

- **Dennis Place – 16-20-20.000** – Conditional Use & Site Plan review for a wood processing home occupation.

Dennis P. recused himself from the discussion.

Dick J. suggested changing the hydraulic splitter language to hydraulic processor in Order #8.

Greg W. **made a motion, and Ted B. seconded, to approve the decision as amended. The motion passed 6-0.**

7. News/Announcements/Correspondence

Mitch C. noted that the March 1 meeting has been cancelled. He said that March 15 will have Frost back for final subdivision, Hinesburg Center II for sketch plan (if they get water allocation), noting that they will ask for a waiver of preliminary and will want to come back for final in near future.

The meeting adjourned at 8:19 PM.

Respectfully submitted,
Amy Coonradt, Recording Secretary