

Town of Hinesburg
Development Review Board Meeting Minutes
October 17, 2023
Approved on November 7, 2023

This meeting was held via Zoom.

Members Present: Dick Jordan, Jonathan Slason, John Lyman, Branden Martin, Jeff Daugherty (Alternate), Mike Webb (during the review of the minutes) and Dennis Place (during news and announcements).

Members Absent: Ted Bloomhardt

DRB Staff: Mitchel Cypes, Development Review Coordinator

Applicants Present: None

Public Present: Margaret McNurlan and Hannah Solomon.

Dick J. **called the meeting to order at approximately 7:04 PM.**

1. Agenda Changes: None.

2. Review minutes of the October 3, 2023 meeting: A clarification on the three hillside lots by NRG for the Windy Ridge application was added to the minutes.

John L. **made a motion, and Jon S. seconded, to approve the October 3, 2023 minutes as amended. The motion passed 6-0.**

3. Windy Ridge (Champlain Housing Trust & Maclay Architects) - Sketch Plan - 16-20-56.800: *For a 77-unit subdivision by utilizing a 10.0-acre property and a 32.0-acre property, located between Riggs Road and CVU Road on the east side of VT Route 116 in the Village Northeast Zoning District (continued from October 3, 2023).*

Mitch C. stated that the Applicant wanted to update their application prior to continuing the review, and requested a continuance to November 7, 2023.

Dick J. **made a motion, and John L. seconded, to continue to the public hearing to November 7th.** The motion passed 6-0.

4. News/Announcements/Correspondence

- Mitch C. shared that there is an ACT250 hearing scheduled for Haystack on November 14th at 1:00PM with a site visit scheduled for 12:30PM before the meeting.
- Scheduled on the next DRB meeting agenda is a two-lot sketch plan for a property on Burritt Road and the continuation of Windy Ridge.
- Tomorrow is a ground breaking ceremony for the Kelley's Field project.
- Planning and Zoning is nearing an agreement with Stone Environmental to review the environmental questions regarding the proximity of the proposed PR&R development to the Town landfill.

The DRB and Staff discussed the proposed neighborhood designation and development review without requiring an ACT 250 review.

5. Decision Deliberation:

- **Peter Parkinson - Sketch Plan - 05-01-13.110:** *For a two-lot subdivision to create a 4-acre buildable lot from a 66.3-acre property located at 83 Maple Tree Lane, on the north side of Pond Road in the Rural Residential 1 Zoning District. The public hearing closed on October 3, 2023.*
Motion by Dick J. **to approve the Parkinson Sketch Plan decision as written. Second by** John L.
Passed 7-0. Mike Webb confirmed that he reviewed the meeting materials and testimony.

Dick J. adjourned the meeting at 7:22 PM.

Respectfully submitted,
Mitchel Cypes, P.E.
Hinesburg Development Review Coordinator