

Town of Hinesburg
Planning Commission Meeting Minutes
April 12, 2023
Approved May 10, 2023

Members Present: Dan Baldwin, Lenore Budd, James Donegan, John Kiedaisch, Alison Lesure.

Members Absent: Denver Wilson, Nicholas Chlumecky, Marie Gardner, Barbara Forauer.

Also: Alex Weinhagen (Director of Planning & Zoning).

Public Present: Toby Schulman (Via Zoom on behalf of Conservation Committee).

Lenore B. called the meeting to order at approximately 7:05 PM.

1. Agenda Changes:

None.

2. Public Comment for Non-agenda Items:

None.

3. Minutes of March 22, 2023 meeting:

John K. **made a motion, seconded by Lenore B., to approve the minutes from 3/22/23 with the edits discussed. The motion passed 5-0.**

4. Rural Residential 1 District Zoning Revisions:

Alex W. provided the commissioners with a draft of the Hinesburg Zoning and Subdivision Regulation revisions via email prior to the meeting.

John K. and Lenore B. had several grammatical and clerical edits (i.e., re-numbering, spelling errors, vocabulary, etc.) that were reviewed throughout the meeting.

Discussion and review of proposed Zoning Regulation changes:

- Article 2: Uses, Area, Density and Dimensional Requirements: the proposed edit (pg. 9, 2.5.5) helps to clarify instances in which allowed uses must co-occur. It was noted that the bylaw modernization project may end up further modifying this section.
- Article 3: Zoning Districts: the proposed edit (pg. 17, 3.2) says that rural area design standards only apply to uses that require site plan and subdivision approval in the agricultural district. Introducing a more global policy change would impact residents in the AG and RR2 districts, and could create legal issues in certain situations (previously approved lots held to different standards). It was suggested that the topic be revisited at another time for additional review.
- Article 3: Rural 1 District: the proposed edit (pg. 21, 3.3.6, #13) removed sand and gravel processing as a conditional use in the Rural 1 District. Alex W. noted that based on how the district is being reshaped, and the fact that there are no significant sand and gravel deposits in that area, it makes sense to remove the use.
- Article 3: Residential 3 District: the proposed edit (pg. 37, 3.11.4) for Permitted Uses – Non-Residential includes “Buildings, structures, and uses owned and operated by the municipality”,

and Alex W. described the statement as a common use type in all of the districts. Lenore B. said that it was an ownership class rather than a use. It does give special deference to municipally owned and operated uses, but with the goal for furthering the vision of Hinesburg. Examples of municipal uses that would benefit the town could be a dog park, playground, park & ride.

- Article 5: General Provisions (pg. 62, 5.2.5): general discussion about the use of the word family and the need to update the wording to something more inclusive. Alex W. said he would flag this topic as something to address in another regulation change (bylaw modernization).
- Article 5: Camping, Camping Vehicles, and Campgrounds: several of the proposed edits (pg. 94, 5.20.4 (2) & (5), including length of occupancy, providing hand-washing/toilet facilities & sanitary disposal of waste water, all become items that have to be monitored for compliance. Alex W. clarified that conditions would be codified in the DRB approval once received, and then the Zoning Administrator would ensure that the business is operated according to plan. The assumption is that there will not be a multitude of camping grounds operated in Hinesburg.
- Article 10: Definitions, Campgrounds (pg. 146, 10.1): Alex W. said that he added foundational elements to the definition, as well as specific criteria that need to be met.

Discussion and review of proposed Subdivision Regulation changes:

- Article 6: Forest Area Standards (6.12.3(4): Alison L. asked what would happen in the event that an applicant clears forest area before receiving subdivision approval, and whether it could be enforced. Alex W. clarified that the information in this section is meant to be advisory, and not enforceable.

Toby Schulman asked several questions regarding wildlife corridors in the Residential 3 zoning district, core wildlife habitat, forest fragmentation. She also expressed appreciation and gratitude on behalf of the Conservation Commission for the work that the PC is doing.

5. Other Business: News, announcements, correspondence, etc.

- PlaceSense Consultants will be at April 26, 2023 meeting
- Selectboard public hearing for Energy Regulations on 4/19/23 at 6pm
- Village South Sidewalk Project (Meadow Mist to Hinesburg Community School) – Construction to begin in summer 2023
- Lantman’s Exit/Crosswalk Project – likely 2024 project
- Bids opening for Waste Water Treatment Facility in coming week.
- The Town will apply for grant money for segment of Richmond Road sidewalk

Lenore B. **adjourned the meeting at approximately 9:30 PM.**

Respectfully submitted,
Danielle Peterson, Planning & Zoning Administrative Assistant