

**Town of Hinesburg
Planning Commission
June 12, 2019
Approved July 10, 2019**

Members Present: Maggie Gordon, Joe Iadanza, James Donegan, John Kiedaisch, Barbara Forauer, Dennis Place, Rolf Kielman, Dan Myhre

Members Absent: Marie Gardner

Public Present: Mary Jo Brace

Also Present: Alex Weinhagen (Director of Planning & Zoning), Kate Kelly (Recording Secretary)

Maggie G. chaired the meeting, which was called to order at 7:26 PM.

Agenda Changes: None.

Public Comments for Non-Agenda Items: None.

Revisions to Official Map and Zoning Regulations

Alex W. said that on May 8 the revised versions of the official map and zoning regulations were an agenda item. A public hearing was held in March re: changes to Official Map and Zoning Regulations.

The Planning Commission including Mary Jo Brace and Andrea Morgante spent over an hour before this meeting visiting official map property #36 on the Quinn property. Patty Quinn gave feedback to Alex W. last week, and indicated a wet corner where her brother used to sugar. In regards to the property, she wouldn't be ok with the town taking it and affecting its sale value, but would be fine with setting this aside to hold a discussion with developer. The Town Cemetery owns undeveloped land (Manning lot) that is currently difficult to access; Patty's mom Polly expressed desire to provide the town access to the Manning lot through their property. The Quinn estate has been in conversations with the Cemetery Commission about donating some land and access to the town on the northern end of the property. The Town's new regulations require a survey with boundary line adjustments; Jerry Belisle of the Cemetery Commission indicated that figuring out how to pay for that survey was an issue. There are ongoing discussions about this.

On the site visit, they walked into the field, the woods, the back meadow, and back through the woods (up grade from C trail displayed on the screen). James D. asked about how much of the proposed area is actually steep slope; Alex W. displayed the map. Most of the parcel is wooded. Alex W. said some of the questions from May 8 meeting were about why the polygon was so large. Alex W. said that most of

the steep slopes would be unusable, but acquiring the entire hill would be useful (since the town already owns a portion of the hill), or using west side for a pump park.

Maggie G. asked about the wet area, and Alex W. pointed out the drainage/draw in that area. Andrea Morgante, who was on the site visit, pointed out the vegetation differential in the bottom of the draw. Maggie G. read from the description given for this facility and felt some things were doable, but others (like hard surface courts) may not be doable here. Alex W. suggested that improved areas could be on the southeast side of area (uphill from the wet area). John K. mentioned that any area in the proposed park wouldn't have great views, as they would be blocked by rock outcrop. He mentioned also that there could be access through neighborhood streets from Mechanicsville up to park; Alex W. agreed that the access line is flexible, but the Quinns may want to pin a location down and provide an easement before a new owner/developer moves in.

Dennis P. wondered if a wetland delineation should happen soon. Alex W. described possible options for stormwater treatment, and displayed hydric soils. The Board discussed what would need to be done for a wetland delineation here.

Rolf K. mentioned that a creative development proposal that could jiggle some of these amenities around would be great. He felt the details could wait. Alex W. felt the clearest way for a lawyer to write the agreement would be to show the survey with the easement on it. The other option is with a floating easement, with the final location to be determined collaboratively by town and landowner. Alex W. asked Mary Jo Brace if the Cemetery Commission would ever develop this road without a developer; she felt they wouldn't unless town wanted to vote to do it. She said the only space for extra graves is the back meadow. Alex W. said Patty Quinn felt the stream wasn't impossible to cross, and that there might be usable area in the transfer area as well. The Commission discussed access A; Andrea M. pointed out there wasn't much turning radius for large trucks at end of A; this would be ok for green burial but not for anything else. The Commission displayed and examined the possible access from A.

Rolf K. and John K. felt they should leave facility #36 as it is, and they could determine details in the future. Rolf K. asked how much land is in entire parcel. This is 6.5% of the parcel, 20% of R-1 portion. Barbara F. asked why it was drawn at an angle instead of squared off? Alex W. replied because it could otherwise infringe on access/development.

Joe I. felt no changes were necessary; Maggie G. agreed. Barbara F. agreed it shouldn't be smaller than designated. Dennis P. asked how many acres were designated in Blackrock; James D. replied ~9 acres. (Blackrock is ~75 acres total, with ~40 in village growth area).

The Commission discussed crosswalks vs. sidewalks on east side of Mechanicsville. Maggie G. said she felt it was unlikely we would put a sidewalk in on the east side. Joe I. said determining crosswalk locations will be an exercise, but a doable exercise. Alex W. mentioned Town Cemetery and Hawk Ln. would be reasonable locations, and even could be requested now. Barbara F. mentioned that the lower

portion of Quinn property is quite wet near the road. Maggie G. liked the idea of putting it there to indicate that walkability is important to us. Alex W. said our regulations already say that this is important, and the DRB is instructed to prioritize this.

John K. pointed out that currently, most houses are directly accessible off Mechanicsville Rd. Is this our intention? Should houses' backsides be to Mechanicsville or do they want access from Mechanicsville? The Commission discussed that this would fall under regulations/architectural & streetscape design standards. Alex W. said currently, the preference in town is for fewer road cuts.

Maggie G. asked if the Commission was in agreement on deleting the sidewalk on the east side of Mechanicsville Rd.; all agreed.

There were no further comments.

Joe I. made a motion to forward the Official Map as proposed to the Selectboard. Rolf K. seconded the motion. The Commission voted 8-0.

Rolf K. made a motion that the Village Area Design Standards be forwarded for approval to the Selectboard. John K. seconded the motion. The Commission voted 8-0.

Maggie G. chose to review minutes at that point.

Minutes of May 22, May 8, and April 24 Meetings:

Maggie G. made a small amendment to the minutes of April 24. **Joe I. made a motion to approve the minutes of April 24, 2019** as amended, and James D. **seconded the motion. The Commission voted 8-0.**

Rolf K. made a motion to approve the minutes of May 8, 2019 as written, and Joe I. **seconded the motion. The Commission voted 5-0;** James D., John K., and Dennis P. abstained.

Barbara F. made a motion to approve the minutes of May 22, 2019 as written, and James D. **seconded the motion. The Commission voted 7-0;** Joe I. abstained.

Architectural & Streetscape Design Standards

Barbara F. felt the presentations at the last meeting were excellent; she wondered why we are trying to force retail and light industrial into residential areas. Rolf K. commented that it has become apparent that local shopping is declining; Faith I. said to worry about the form, less about the use. Rolf K. continued that a visit to a similar town would be helpful. Dennis P. argued that having some industrial and retail is important if we want people to live and work in Hinesburg and walk to work. Maggie G. commented that being able to move to a larger space for a local business is important. Rolf K. asked

about how much is in Hinesburg Center II. Alex W. said there are 77 residential units, and 11,000 sq. ft. non-residential.

The Commission discussed the requirements in various parts of village. Rolf K. suggested that Vergennes has been dealing with similar problems (22A bisects town), and they are doing a bypass.

Maggie G. closed the discussion and suggested drawing up framework for future.

Other Business & Correspondence:

Alex W. mentioned adjacent communities' updated town plan revision (Huntington, June 25 hearing) and St. George land use regs (June 25 hearing, about flood hazard area).

Alex W. mentioned June 26 would be a good meeting for a field trip. Maggie G. suggested creemees, Bristol or Vergennes.

June 28 Community Dinner (Mexican theme), hosted by Planning Commission and Selectboard.

The meeting adjourned at 9:04 PM.

Respectfully submitted,

Kate Kelly, Recording Secretary