

**Town of Hinesburg
Planning Commission
August 14, 2019
Draft**

Members Present: Maggie Gordon, Joe Iadanza, John Kiedaisch, Barbara Forauer, Marie Gardner, Rolf Kielman, James Donegan

Members Absent: Dennis Place, Dan Myhre

Public Present:

Also Present: Kate Kelly (Recording Secretary)

Maggie G. chaired the meeting, which was called to order at 7:02 PM.

Agenda Changes: None.

Public Comments for Non-Agenda Items: None.

Architectural and Streetscape Design Standards

The Commission discussed the design standards they had reviewed from other towns. Barbara F. clarified some terms, then reviewed Brattleboro's standards, which has 6 districts. Setbacks and parking varied by district; in the urban district, they requested no parking on street unless handicapped accessible. Side parking must be screened. They sometimes required building to front line. They had large lists of what were permitted/conditional uses. Brattleboro allowed no franchise or corporate architecture in the village district. Their rules stated no blank walls wider than a certain distance, and got into detail on shrubs/trees. The Commission discussed screening of utility boxes. Barbara F. continued her review, that bike racks must be provided. Grass pavers for parking in neighborhood district. Drive throughs allowed at rear of buildings in some districts. Square footage for paving for vehicle access varied from 800 to 200 sq. ft. Buildings could be no higher than 4 stories or 60 feet. Barbara F. felt Hinesburg should adopt off-street parking, bike racks, and screening of parking lots and mechanical boxes.

Marie G. reviewed Colchester, Severance Corners. This is modeled on traditional New England downtowns. Marie G. displayed the illustrations with a variable setback (0 ft min, 18 ft max). They had a table for different types of streets and uses allowed (2 vs. 3 stories). They discussed walls, roofs, windows and doors, and parking. Nowhere shall more than 150 spaces be allowed without broken up

by green space, building etc. The Commission viewed the area on Google Maps, and discussed how it didn't meet what they were looking for.

Maggie G. reviewed Jericho. She liked that it was clear and accessible. It is divided into districts/zones. Everything is on one page in a diagram. The Commission discussed the images and what they liked about them, and also discussed what portions of the codes they could use for Hinesburg. Rolf K. asked about building height; it said 2 stories maximum. In some areas, he suggested we'd want to prescribe the volume and height of a building because of the value of the land. They felt the illustrations are very useful. John K. mentioned they included roof structure (not a flat roof, which is somewhat traditional). Maggie G. continued the review, including different types of streets, bike lanes, public plantings (tree shapes and species). Jericho's document then put architectural standards in a different section (chimneys, balcony materials, etc.). Rolf K. felt this language came from some other area.

Joe I. discussed South Burlington, which is all table and notes (no paragraph text). There are three zones, stepping back from Market St. They specify minimum lot width but not size. Minimum units per acre instead of maximum. Minimum height & max height. Build to lines (20 ft. max). Primary facades must face street (narrow dimension). Perimeter dimensions of blocks. Parking spaces may be leased from town or another owner. Side/rear/underground parking encouraged. They encouraged flowers or bushes (not grass). Bike racks every 300 ft. Upper floor glazing 30% minimum. He reviewed his dislikes. Pictures needed work, and he'd like to know more about what goes on in front of the buildings. He discussed other zones, minimum distance from other one story houses. Any type of building permitted. Glazing of 40% of width, 25% of windows could be opaque, defeating purpose of permeability. No requirement for parking in back. Upper floor setbacks in rear of building but not front. He liked the idea of stepping back from Market St. and having different requirements.

The Commission discussed the difficulty of developing and using these standards.

John K. discussed South Hero regulations (draft). Four total pages for village district form & design standards. They described certain things basically, but didn't get into much detail. They detailed the façade. It doesn't distinguish the uses of buildings. They want something historic to New England, and it only applies to the two village districts. John K. mentioned that North Hero has a nice downtown area. They don't address things like parking, what happens on corner lot, but John K. felt some of the things they deal with are helpful to Hinesburg.

Rolf K. reviewed Westford. He said it is a bit like Jericho. They used a transect district; this is the intensity of prescribed development from center (dense area) out. Westford has 5 different zoning districts (3 rural), and each has different requirements. Transect overlay district found in common and village district (5 transects) – each has prescribed standards. There is a nice statement of purpose. They had some descriptions and illustrations (not as many as Jericho, but still useful). Rolf K. felt that the transect zone summary table was useful for reference, and he liked the categories within the table. Most felt this type of table is something we should do.

Maggie G. pointed out the franchise language in Jericho's standards.

Minutes of July 24 Meeting:

Joe I. **made a motion to approve the minutes of July 24, 2019 as amended**, and Marie G. **seconded the motion**. The Commission **voted 6-0, with James D. abstaining**.

Other Business & Correspondence:

Maggie G. announced the town of Williston will have a regulation revision hearing on Aug. 20.

She reported the pop-up park was an incredible success. She had feedback from 168 people, but many more turned out.

Rolf K. hoped to share his work on imagining the redevelopment of a section of town at a future meeting, hopefully the next meeting.

The meeting adjourned at 8:59 PM.

Respectfully submitted,

Kate Kelly, Recording Secretary