

**Town of Hinesburg**  
**Planning Commission**  
**June 24, 2020**  
Approved July 8, 2020

Members Present: Maggie Gordon, Dennis Place, John Kiedaisch, Barbara Forauer, Denver Wilson, Marie Gardner, and James Donegan

Members Absent: Dan Myhre and Rolf Kielman

Public Present: Bill Marks, Nina Friscia, Ginny Roberts, Kenneth Brown

Also Present: Alex Weinhausen (Director of Planning & Zoning) & Laura Sau (Recording

Secretary) Maggie G. chaired the meeting, which was called to order at 7:05 PM.

- I. **Remote Meeting Connection & Procedures:** Meeting was held remotely due to the current State of Emergency in our best conformance with the Governor's executive order.
  - a. Mute/ unmute at lower left of screen with microphone icon. Alex W. will mute people if there are echoes.
  - b. Identify yourself when you start to speak since not all participants are on video.
  - c. This meeting is being recorded by VCAM
  - d. If there are bandwidth issues and audio is crackling, you can try turning off the video and using only audio.
  - e. Chat has been disabled.

II. **Agenda Changes:**

- a. Barbara F- Contractor Yard Regulations?
  - Alex W.- Still needs more drafting. Schedule is to hear from Energy Committee at next meeting. Contractor Yard will be next meeting or one after. Would like to hear from some neighbors.

III. **Public Comments for Non-Agenda Items:**

- a. None

IV. **Architectural & Streetscape Design Standards:**

---Continuation of Draft Discussion---

V. **Retail Building Size Cap Revisions**

VI. *Where should the size cap apply? Extend to the commercial Zoning District or not?*

- a. Barbara F.- Hinesburg village preservation—cap in commercial part of village and rest of village area.
- b. James D.- Retail Size cap for whole town. Should be Retail size up to 25,000 sq. ft.
  - 20,000 sq. ft. Retail space on one floor, and residential on another—okay with that.
- c. Alex. W.- Extend to Commercial District- Commerce St. to Ballard's Corner?

- Right now retail is prohibited use by NRG-- Village NE district. Just light industry/ office/ residential District.
- d. Denver W.- Should be retail cap on footprint. Encourage vertical building. There are pre-existing limits on height.
- e. Marie G.- Grocery Store is Retail?
  - Alex W.- Yes. That would lead to follow-up discussion.
  - Would be fine but is more concerned on next step. Not much space left at Ballard's Corner or Commerce St.
  - Maggie G.- Must keep in mind that buildings may be replaced in the future.
  - *Concern:* Barbara F.- Potential of future of someone buying those smaller lots. Need to be aware.
  - John K.- Agreed with Barbara. Cap should be expanded to Commercial District. Should be extended to districts lacking a cap.
  - Maggie G.- Agreed.

**VII.** *What should the size cap be? Should there be a different cap for grocery store buildings?*

- a. Alex W. recommendation 15,000 for retail, 25,000 for grocery. Based on existing developed landscape. List in Dropbox of current building sizes, 25,000 is large. Nesteck is bigger, Aubuchon is about that size. Kinney Drugs is 11,000 sq. ft, which seems sizable for retail. Decided to come back closer to original retail cap (was 10,000sq ft and then changed 20,000) Grocery Stores are different category. Talk of Lantmans needing more space, so sizing based on upholding town character. Last meeting, it was decided for overall building footprint vs business by business. Would make Aubuchon Plaza impossible.
- b. John K.- If entrepreneur- 20,000sq ft print of grocery, 2<sup>nd</sup> floor of offices and storage, all of this would fit?
  - Alex W.- Yes per discussion last meeting of cap on footprint. Ex. City Market. Difference in market stores and supermarkets. Size difference. Supermarket 24-30,000 sq. ft.
  - John K.- Could build 20,000 sq ft. footprint with 2 floors of grocery?
  - Alex W.- Yes per discussion last meeting of cap on footprint.
  - Denver W.- 2 story of 20,000 would still fit Village Appearance
- c. Barbara F.- Do we want Super Market in Hinesburg or continue with town market like Lantman's
  - Alex W.- Doesn't know magic number of size to not need to shop at both super market and local market, but 25,000 seemed substantially larger without losing character.
- d. Alex displayed building sized document found in Dropbox. Lantman's is currently 14,000. It shows local businesses and an example of grocery stores of different sizes.
  - John K.- Pointed out large chain buildings in small footprints
  - Alex W.- Hannaford's has begun rolling out stores in Maine- 25,000 sq. ft. range in suburb towns. 25,000 sq. ft is for extra elbow room of space.
- e. *Proposal:* John K.- Contact source of grocers organization for right size market for different areas? Can we create what we like within that grocery market world.
  - Alex W.- Not that he knows of. Maggie did reach out to owner of Lantman's who did not want to have special influence.

- Maggie G.- The owner did say that larger footprint would allow more options.
  - Alex W.- 2018- thought about getting developers of related stores to talk to commission but didn't follow through. Doesn't think a trade group would have better guess than Commission. Jericho Market was built recently.
  - John K.- Prefers information from people who own and operate grocery stores.
  - Alex W.- Could put in contact with VT trade group for town needs. Hinesburg isn't Taft corners
  - Maggie G.- Disagrees with John. Would rather select size for town, not what a grocer's association thinks.
  - *Proposal:* Marie G.- Likes Alex's input. If asked tonight, would say 25,000 sq. ft., not comfortable with 20,000 sq. ft. Doing this for our community but there's a lot of people from other communities that shop at Lantman's
  - Barbara F.- Nestech 22,000 sq. ft. Boxy and large. Kinney – 11,700 sq ft. feels large with aisles. Disagrees. Would be okay 22,000 but prefers 20,000.
  - Marie G.- It's a great building inside. Barbara hasn't been inside of it.
- f. Denver W.- Shaw's in Stowe- Guesses the population of Stowe has larger populations than Stowe?
- Supermarket- don't have to go to individual butcher or baker. Lantman's has those things. In favor of 20-25,000sq ft. His wife prefers to go to Williston.
- g. *Concern and Proposal:* Kenneth Brown- Loves Lantman's. Often is crowded- Crowded with employees restocking because shelves empty so fast. Definitely undersized. Other people wanted to fill need and we rejected application. There is need for grocery store of larger size. 20,000 is a small jump. Also shops at City market in Burlington and is crowded. City Market in South Burlington is 24,000 and is spacious. 22-24,000 sq. ft. Reminds that space needed to be limited in commerce park years ago. Need to make a cap. 15,000 unless 20-25,000 sq ft.
- James D.- Okay with proposal of larger for grocery stores.
- h. Dennis P.- Definitely need larger space for grocery stores. NRG is 77,000 sq ft. for both. Everyone loves it. You can build an ugly or beautiful 77,000 sq ft building. Not just size, but also factors such as traffic, location.
- Not set on size
  - Bennington used to have larger retail size cap. But considered jobs and effect on other businesses in town.
  - Doesn't think Lantmans could survive on just Hinesburg residents.
  - Alex W.- Not sure of the intention of owners of Lantman's buying 7-8 acres by Riggs rd. It is an ideal location because it's on the southbound side of 116. Haystack 2 would also be ideal.
  - Dennis P.- Doesn't think Lantman's could expand.
  - Alex W.- They're maxed out on lot. Don't think they have intentions of building up.
- i. Barbara F.- Southern end of town?
- *Clarification:* Alex W.- Once you get past Meadow Mist, it is residential. Unless Papa Nicks or Hart and Mead were redeveloped. None ripe for the picking currently.
- j. Marie G.- Agrees with Dennis. Why are we talking about sizes?
- Alex W.- Hannaford's and Kinney projects rekindled discussion. Good chunk of community

on both sides of being for/ against Hannaford's. Dennis is in favor of flexibility—impact study instead of Size Cap. Fewer regulations to write with Size Cap Regulation.

- k. Maggie G.- 40,000 sq ft not suitable for walkable town. Torn on size. Lantman's at 15,000 bursting at its seams. She would like to visit new City Market in South Burlington.
  - Alex W. has visited. Great spot to visit. Been talking for some time. At some point Commission needs to make a decision. Transition area of Industrial/ Residential—not same as Hinesburg. New- Landscape isn't developed. More development fill to come.
  - John K.- Very Spacious. Thinks it would feel that way in Hinesburg.
  - Alex W.- Keep in mind exterior. Worked hard to make it unique and fit community. Progressive example of 25,000 sq. ft.
  - Maggie G.- Grocery- 22,000 sq. ft.? Barbara F. Agrees
  - John K.- 23,000 sq. ft.
- l. Ginny Roberts- Depends on location- does it fit the lot? Big problem with Hannaford's was location.
- m. Nina Friscia – In favor 20, but 22,000 sq ft. In favor of high density 2 story.
  - Alex W.- Agrees with them. If you're close in range, why not give more elbow room? Combined with other design standard, it will have to be articulated, with landscaping, etc. A whole package of regulations. Arguing for larger number.
  - Denver W.- Agrees that this is one piece of pie. Other design standards manage it being in a good location and aesthetics. 25,000 sq. ft would be fine as long as other regulations do their part.
- n. Barbara F.- How easy is it for developers to get variance?
  - Alex W.- A lot of situations for waiver. Board has to agree the objective isn't undermined.
  - Dennis P.- 25,000 is good compromise.
  - Barbara F.- Still stuck on 22-24,000 sq. ft. Location greatly influences. 116 is idea, CVU 4 corners not ideal.
  - James D.- In favor of 25,000 sq. ft.
- o. Maggie G.- Kinney Drugs is a pretty big retail store.
  - Alex W.- 15,000 keeps with other retail. Used to be 10,000 retail cap. If excluding outdoor garden retail space, 15,000 is adequate. Original 20,000 retail cap drops down for retail, up for grocery.
  - John K. – Consider outdoor regulations of screening—Ex. Aubuchon's stuff piled outside.
  - John K.- Village NW retail cap of 24,000 becomes 15,000
  - Marie G.- Light industrial in Village NW?
- p. Maggie G.- Hesitate to put a cap on Light Industrial for Village NE- which is zoned for light industrial. Need space for local businesses to grow into. – Green Mountain Solar
- q. Alex W.- Can treat things differently by district. Some argument for treating areas the same. Referenced NRG. Could have no limits in Village NE, but create limit for light industrial in other districts. Less idea of light industry in future than retail. What if breweries want to build for space including tasting room and retail?
  - Denver W.- Liked that Alex pointed Hinesburg's industrial roots. Would not want to see building take up entire lot. Should be some cap, even if 100,000 sq ft.
  - Alex W.- Idea of more campus feeling of multiple buildings to divide up space. Proposal

referenced last meeting was campus style, modular which would be easy to be one building per building or split for multiple. NRG was originally 40,000, then expanded. Built into hillside, set back from road, with landscape absorbing size. Architectural Design Standards would apply to buildings.

- Maggie G.- New Architectural Design Standards would make a huge difference to how a large building would present.
  - *Clarification:* Alex W.- 40,000 sq ft or less permitted use. 40,000 + is conditional use, so more rigorous process with community. No current Light Industrial Cap
  - John K.- Without preexisting community in Village NE, development is creating the community. Dennis made a good point that a building could be ugly big or small. Not having to do with size.
- r. *Proposal:* Denver W.- Super imposing buildings on NRG lower lot
- s. Alex W.- Mentioned previous proposal at Riggs Rd.- campus with
- t. Dennis P.- Aren't we willing to compromise if building proposed to town will bring jobs? Referenced Gardeners Supply in Milton. Likes regulation as is with additional review at 40,000 +
- u. James D.- Likes Regulations as is—with larger than 40,000 sq ft with additional review
- v. Denver W.- Agrees.
- w. John K.- Designers and Planners on a project make a difference. – Barbara F agreed.
- x. Alex W.- Unfortunate that Rolf K isn't here since he proposed something for all buildings including residential, which hasn't been addressed. 40,000 sq ft conditional use is specific for Village NE, might want to apply across Village-wide.
- Dennis P.- Hinesburg Sand and Gravel?
  - Alex W.- No- Heavy industrial district
  - Dennis P.- Agrees.
- y. Barbara F.- Village NW?
- Alex W.- Currently Village NW allows light industrial, but doesn't have same regulations as Village NE.-- it should
  - Barbara F.- Should be separate discussion
  - John K.- Creekside had a proposal?
  - Alex W.- Yes, there was discussion on small scale. There was small 6,000 sq. ft for light industrial. Haystack Crossing does have 1 or 2 light industrial for phase 1.
- z. Maggie G.- Referenced Barbara's concerns- makes sense to have conditional use.
- Alex W.- Maybe Barbara was referencing a smaller sq ft. for conditional use review.

#### **VIII. Minutes of June 10th Meeting**

- a. Minor adjustments were made.
- b. John K. **made a motion to approve the June 10th Minutes.** Barbara F. **seconded.** The board voted **7-0.**

#### **IX. Other Business and Correspondence**

- a. Notice from Charlotte- Petition to remove front yard parking- July 16 regulation revision public hearing

- b. Hinesburg Contractor Yard Discussion- August
- c. John K.-Road and Storm water issues. Town Admin has been working on it and hasn't heard anything. What is the plan? Understands that it's the Selectboard's item but thinks the PC should know what's going on. Wants an update.

- Alex W.- was not involved in planning but is also interested in plan. Will inquire.

**X. Agenda Items for July 8<sup>th</sup> Meeting**

- a. Energy Committee Chair available for next meeting- Town Plan Revision
- b. Continuation of Light Industrial Size Cap Discussion
  - Commission agreed on Village NE 40,000+ sq. ft. proposals requiring a conditional use hearing
  - However, Village NW, which is also zoned for light industrial, currently does not have regulation. Should it have the same or smaller footprint regulation for conditional use hearing?

The meeting adjourned at 8:59 PM.

Respectfully submitted,  
Laura Sau, Recording Secretary