



Town of Hinesburg
Planning & Zoning Department
10632 Route 116, Hinesburg, VT 05461
Phone: (802) 482-4211 • www.hinesburg.org

Hinesburg Development Review Board Meeting Agenda
Tuesday, October 3, 2023, 7:00 PM – 9:00 PM
MEETING WILL BE HELD IN-PERSON AT THE TOWN HALL & REMOTELY

To participate in the meeting via Zoom:

<https://us02web.zoom.us/j/84481565757?pwd=ZkV5WklEdHNkTy80TVNOT0pJMDZlQT09>

Meeting ID: 844 8156 5757 **Password:** 123456

Dial in: +1 929 436 2866 (long distance number – charges may accrue depending on your calling plan.

Email: Mitch Cypes (mcpes@hinesburg.org) if you have difficulty connecting at meeting time.

Watch live: <https://www.mediafactory.org/hinesburg> or on Comcast Channel 17 or 1084.

1. **Agenda changes**
2. **Review minutes of the September 5, 2023 meeting**
3. **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.
4. **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.
5. **Extension Requests**
 - **Alison & John Powers – Sketch Plan – 16-20-14.100:** A six-month extension request for a 2-lot subdivision of a property located at 125 Place Road East. Approval was issued on 4/18/2023 and will expire on 10/18/2023 - 1st request.
6. **News/Announcements/Correspondence**
7. **Decision Deliberation:**
 - **Austin Properties LLC – Sketch Plan – 20-50-10.100:** To increase the number of residential units on a multifamily residential property from 24-units to 26-units on a 4.97-acre property located on Village Heights Road, which is on the east side of Mechanicsville Road in the Village Zoning District. *Public hearing closed on September 5, 2023.*
 - **Ken Martin - Conditional Use Home Occupation - 17-21-03.000:** For a business providing bus transportation services (and the on-site parking of business vehicles), located at 64 Major Street in the Shoreline Zoning District. *Public hearing closed on September 5, 2023.*

Digital materials for Development Review Board meetings are available online on the Town website at:

<https://www.hinesburg.org/development-review-board/pages/schedule-application-information>

Post Meeting Information: - Draft meeting minutes will be available from the Planning & Zoning department within five days of the meeting; they are also posted on the Planning & Zoning page of the town website. Video recordings of recent DRB meetings can be viewed at:

<https://www.mediafactory.org/hinesburg>.

A Note About Participation: Under Chapter 117 Title 24 of the Vermont State Statutes, **participation in these proceedings is a prerequisite to the right to make any subsequent appeal.** In other words, you will lose the right to appeal the final decision unless you participate in the process by offering, through oral or written testimony, evidence or a statement of concern related to the application being reviewed. Oral testimony must be given at the public hearing. Written testimony must be submitted prior to the close of the public hearing.