

APPENDICES – Hinesburg Town Plan

APPENDIX A: EARLY TOWN HISTORY

Hinesburg was granted a town charter on June 24, 1762, by Benning Wentworth, Esq., Governor of New Hampshire, to 65 persons, most of whom were from New Milford, Connecticut. One of these was Abel Hine who acted as proprietor's clerk for many years and in whose honor the name "Hinesburgh" was derived. The Town of Hinesburgh formed a perfect square enclosing a tract of 36 square miles. The town was divided between the low flat lands of the western portion and the eastern hill section.

Before the Revolution the town was occupied only by the Isaac Lawrence and Abner Chaffee families. After the war, Mr. Lawrence was quoted as stating that "for one season the only food to eat was dried pumpkins with a little mouldy flour that the children scraped from inside of a wet barrel." They sold out to Epaphras Hull and moved to Canada. By 1785 a fifth family, Mr. and Mrs. George McEuen, moved to Hinesburg on an ox-drawn sled. There were very few roads to the area. Much of the time they followed marked trees and had to clear trails. For lack of a local doctor, Mrs. McEuen acted as midwife to the first child born in Hinesburg. The boy was Hine Meacham.

Ebenezer Bostwick opened a pottery shop in 1790. This was the beginning of a long history of small industries in Hinesburg. There were at various times saw mills, woolen mills, creameries, cheese factories, grist mills, cabinet makers, carding and clothing mills, distilleries, an ashery, an iron foundry, a starch factory, box making factories, excelsior manufacturing, blacksmith shops, wagon shops, etc. The site of the present Cheese Plant has previously served as a grist mill and skating rink. In 1858 there was a stove and tin shop where the old fire station now stands. The present Lantman's Market, built in 1860 by Elijah Peck, was originally the first tavern in town. Some of the industries collapsed, a few burned, one stopped because of the 1837 financial crash, and many frequently changed ownership.

Most of the industries made use of the vital water power chiefly afforded by the Pond Brook which ran down from Upper Pond, or Hinesburg Pond, now called Lake Iroquois. Early in the Town's history a dam was built at the outlet of Hinesburg Pond to provide water power for a saw mill below it. Before the present dam was built the water area was smaller and island larger. In 1867 the saw mill moved down just below the Reservoir, now named Lake Sunset, and a dam was built there. The area previously was covered with forest growth. In 1882 it is recorded that Spruce Island, lying near the eastern side of Pond Brook, was quite a resort for picnic parties. The brook joins the LaPlatte River in Hinesburg which empties into Lake Champlain at Shelburne. Baldwin's Brook, a stream located about one and a half miles southeast of the Lower Village, was named for Edmund and Orange Baldwin, who in 1798 built a successful saw mill on the second of three high falls in the brook.

The prospering town emerged in roughly three individual sections. "Mechanicsville" formed the northern part of Hinesburg on Pond Brook. It was the setting for many mills, factories, shops, and about 28 homes in the late 1800's. Formerly it was called Patrick and Murray Corners, after Orrin Murray and John S. Patrick who formed a partnership and built, bought, rebuilt, and sold various mills, factories, and shops from 1823 to 1857. At various times it was also called Factory Corners, Factory Village, and Upper Village. One church and six homes made up the northeastern section of Hinesburg called "Rhode Island Corners" because those originally settling there were from Rhode Island. The "Center Village", or Lower Village, held many shops and stores, the Masonic Hall, a high school, about 400 inhabitants, and four churches.

The Hinesburg Congregational Society, located in the Village, was organized by Rev. Nathan Perkins of West Hartford, Connecticut, May 20, 1789, with eleven members. Their first church was built of wood in 1800 and replaced with a brick church in 1839. In 1930 it was given to Patriot Lodge and remodeled for a lodge and dining room. In 1950 it burned and was replaced by the present Masonic Temple in 1954. The Baptist Church of Hinesburg was organized in the Village on May 30, 1810, by Pastor S. Churchill and eight members. The wooden church was built in 1826 and outlasted two other churches later built of brick. A Free Will Baptist Church was formed in 1817 with 19 members, all from Rhode Island Corners. A church was built in their neighborhood in 1859, to which Moses Dow financially contributed a substantial amount. Nearby Dow Hill is named for him. The Methodist Episcopal Church was organized by Rev. Noah Levens in 1831 with ten members. The church was built in 1857 on the site of the present Memorial Park and burned down in the early 1900's. The Christian Advent Church organized by Rev. A.A. Hoyt on August 3, 1874 started with ten members. St. Jude's Parish was organized in 1944, with the members meeting in Woodman's Hall until a church was built in 1948. That building was replaced by the current church in 1990. The church's first settled priest was Rev. John Mahoney, who arrived in 1946. In 1915 the Congregationalists, Methodists, and Baptists formed a federation and met in the Baptist Church, currently the United Church of Hinesburg.

In 1800, thirteen common schools having three male and sixteen female teachers and 327 pupils existed in Hinesburg. Mr. C.G. Peck was superintendent. In addition, the Hinesburg Academy was established on November 12, 1824. It was housed in a two-story structure in the center of the Village. Noted for its mineralogical collection and reference library, it was attended by people from all over Vermont. In 1871 the Academy became the town high school until it was removed and used as a garage when a new high school was built in 1915; that high school building is currently part of the elementary school. In 1947 the Sarah Carpenter Memorial Library was erected on the former Academy site. In 1810 a literary society was formed in the town. It greatly encouraged debates, lectures, and essays on topics of science, literature, politics, history, and religion. Its functions were absorbed by the Academy around 1860.

In 1803 the first official post office emerged. The mail was delivered on foot. Before the coming of automobiles, a horse-drawn stage carried mail and express to and from Burlington once a day. For many years a half-mile horse-racing track was maintained at Lower Village. In the winter this sport was enjoyed on the Reservoir and Hinesburg Pond. Other entertainment was provided by the 12 piece Hinesburg Cornet Band which rehearsed every Saturday in the Town Hall beginning in 1863. On the corner of Main Street and Friendship Avenue (now Route 116) was the Whipping Post used before prisons were built and when courts met infrequently. It was also used as a bulletin board. A debtor's jail was across the street. The most notable crime in Hinesburg occurred on October 3, 1868, when Henry Welcome murdered Perry Russell. After admitting guilt, he was hanged at Windsor, Vermont. The first hard surfaced road was made through part of the main village in 1890. In 1901, the big event was the raising of the present Town Hall.

In 1790 the population of Hinesburg was 454, and in 1800 it was 1330. For this period Hinesburg can boast a higher population than existed in Burlington. In 1850 the population reached its peak with 1834 residents, but declined to 954 in 1925. In the 1800's, Hinesburg was depicted as a very pleasant town with neat shops and homes, plank and gravel sidewalks with railings, many maple and locust trees, and very cordial inhabitants.

APPENDIX B: LAND USE HISTORY

Pattern of Development

Hinesburg's location at the juncture of the Champlain lowlands and the foothills of the Green Mountains has shaped its growth in the past and provides challenges for its future. The historical pattern of development in Hinesburg was a function of working with the natural resources and physical features of the Town to create a varied and thriving community. The diversity of Hinesburg's landscape and the patterns that developed from that landscape have been key to the Town's character. Townspeople's comments through many years of Town Plan updates point to the importance of maintaining this historical pattern of compact settlements and open space while planning for growth. Understanding the source of this development pattern and the changes that have been occurring is critical to planning for the Town's future.

Hinesburg lies within a bedrock basin of the Champlain lowlands that extends northward from Monkton. The Hinesburg-Oak Hill Thrust, which runs roughly north and south through the Town (roughly North Road), marks the boundary between the Champlain lowland and the Green Mountains. East of the thrust lies the first range of the mountains, which in Hinesburg is a series of hills from 1500 to 2000 feet in elevation. Slopes in this area regularly exceed 25%, a factor that restricts their use for development. Soils in this section of the town are shallow to bedrock, with many outcroppings. Although shallow, the soils do support dense and productive forested areas and have in the past been used in places for agriculture.

The western portion of Town, as part of the Champlain lowlands, contains surficial materials composed of sediments deposited during and following the last stage of the Great Ice Age. These sediments include till, outwash and recent alluvium. The silts and clays of the lowland are suitable for agriculture but can have significant limitations for the development of septic systems.

The eastern portion of Town, which includes Lincoln, Hayden, and Texas Hills, saw very sparse and scattered development (until the late 20th century), because of its steep slopes and limited access. The sharp change in elevation between the eastern and western halves of town provided the water power that attracted many of Hinesburg's early industries and the attendant settlements. Settlements such as Mechanicsville and Rhode Island Corners were the sites of numerous businesses throughout much of Hinesburg's past and still show this historic pattern with the high concentration of houses in these areas. The western portion of the Town, with its relatively level bottom lands of the LaPlatte River and Lewis Creek, developed as a predominantly agricultural area with development largely concentrated around farmsteads.

The Village, located between the two topographical extremes, grew as a focus for the manufacturing, commercial and agricultural economies of the Town and has been the social and economic center for Hinesburg. Lot sizes are varied in the Village and create a diversity of densities in housing and commercial activities. The combination of residential and commercial in close proximity keeps the Village alive throughout the day and some of the night.

The shoreline of Lake Iroquois has also been the focus of another area of concentrated housing and activity throughout Hinesburg's history. The shoreline is almost completely lined with camps on lots of one acre or less. Development of the shoreline of Lake Sunset has been slower to occur and the shoreline still has stretches of undeveloped land. Because Sunset was impounded and drawn down

periodically to supply water power to industries in Mechanicsville, the lake's level and use for recreation and camp lots had been secondary up until the 1950's.

The pattern and pace of development in Hinesburg were relatively static until the building boom of the second half of the 20th century. Along with the surge in growth came a marked shift in the pattern of buildings and house lots. Instead of a concentration of buildings in a few distinct areas, development assumed a more suburban pattern of houses on large lots along road frontage or along lengthy private right of ways. Sparsely settled areas, especially the hill roads, experienced some of the most rapid growth. Roads that had been built and maintained primarily as farm or logging roads saw steadily increasing traffic.

The 1989 Growth Study plotted the location of new residential development in Hinesburg between 1974 and 1988. Other than 80 units built in two multi-family projects in the Village, almost all of the residential development that occurred was outside of the service area of town water and sewer. Residential development continued to be dispersed widely throughout Town; however, since 2000 a renewed interest in concentrated village area development has been seen as evidenced by Development Review Board approvals for over 130 new dwelling units in five village area development projects during the height of the housing market between 2005-2008, as well as applications for over 400 new dwelling units in four large village area development proposals received between 2013-2015.

The shift toward a more suburban pattern of residential development in Hinesburg's rural areas during the second half of the 20th century had many causes. The decline in the dairy industry and the strong market for rural lots in close proximity to Burlington led to increased development pressures in Hinesburg. Rural roads provided sufficient access for numerous lots. Prior to 2002 (when the State closed the 10 acre loophole for septic review), many of these lots were created with just over 10 acres to avoid state review of septic systems. The result frequently was arbitrary and haphazard lot placement. Cultural changes were likely also a factor with the increased availability of front wheel and four-wheel drive vehicles, and extensions in the average commuting distance to and from job centers in the Burlington metropolitan area.

A consistent concern expressed by citizens over the years has been the threat to open space through dispersed large lot subdivisions. Although the Town zoning bylaws have for many years contained provisions for techniques such as planned unit development that could conserve open space, this has only been used sporadically. A review of the Planning Commission's subdivision activity from the 1980's to the mid 2000's showed the distribution in size of the lots reviewed under the provisions of the Subdivision Regulations. Where Planning Commission review was part of the development process, the lots tended to be close in size to the zoning district minimum lot sizes in the 1980's. The proportion of 10 plus acre lots increased significantly in the 1990's. Close to half the lots created in Hinesburg during these decades were created without Subdivision Review. The State reformed its permitting for septic systems in 2002 in order to create a single set of septic rules and technical standards for the entire state. This reform closed the 10-acre loophole so that all new development lots (regardless of size) required a designed and permitted septic system. The new rules also expanded the types of allowed septic systems based on current and evolving technologies, which made proper septic disposal possible in some areas previously thought to have little development potential. Since these rule changes, the bulk of the new development lots created outside of Hinesburg's municipal sewer service area have been smaller lots – closer to the minimum lot sizes laid out in zoning.

Prior to October 1997 the subdivision regulations did not require Planning Commission review for the first three lots created and only minimal review for any lot accessed by a private right of way. In October 1997 the subdivision regulations were amended to establish a “minor subdivision” review process for any subdivision involving three lots or less.

Since 2000, a number of actions suggest that the pattern of subdivision of large, haphazard, rural lots seen in the 1980’s and 1990’s can be changed:

- The State now requires lots above 10 acres to be subject to the same wastewater regulations as smaller lots, thereby removing the previous artificial incentive to create large lots.
- Amenities and services in the village area have improved greatly since the 1980’s. This, in part, has led to a renewed interest in and market for creating housing opportunities in the village area.
- Rural area zoning changes adopted in 2013 allows landowners more options to preserve larger, contiguous land holdings – through alternative land uses or through limited residential development on smaller lots.

APPENDIX C: ZONING DISTRICTS

Current Zoning Districts

See Zoning Regulations for complete district purpose statements, development standards, and lists of allowed uses. See Map 2 (Current Zoning) for district locations

Village Growth Area – 8 Zoning Districts (VG, VG-NW, VG-NE, C, I-3, I-4, R-1, R-2) – 502 acres

Purpose: To encourage a vibrant mix of commercial, residential and civic activities in a compact, pedestrian-oriented village that is recognizable as the Town's social and economic center. To allow for development that brings value to the community and maintains Hinesburg's unique sense of place. Densities will be high relative to the rest of the town, and multi-story buildings are anticipated. The design of this area shall include public spaces to serve as focal points and gathering spaces, and to take advantage of important views. It should include internal streets that make pedestrians feel comfortable and welcome. A mix of uses within the Village NW, Village NE, Village, and Commercial districts is particularly important to provide a reason for the wider Hinesburg community to visit and spend time in this area (employment, walking, services, recreation, events, etc.).

Village District (VG) - 211 Acres

Purpose: To encourage a vibrant mix of commercial, residential and civic activities in the compact, pedestrian-oriented existing village core that maintains its historic character, and is integrated with the other growth area districts.

Commercial (C) - 33 Acres

Purpose: To provide a wide range of local services and employment opportunities in an orderly, village setting with safe and convenient vehicular and pedestrian access. To provide areas primarily for retail, office, service, and other non-residential uses that are connected and integrated with adjacent growth area districts, especially the Village district. Residential uses are allowed, but only in structures with a primary non-residential use – e.g., 2nd and/or 3rd story, above non-residential uses.

Industrial 3 (I-3) - 10 Acres

Purpose: To provide a location in the center of the village for light industrial and light manufacturing (and to a lesser degree other commercial businesses) that add to Hinesburg's economic vitality and tax base, provide employment, and to the extent possible maintain a link to the local and regional agricultural economy. There shall be no residential uses in this district. Any development in this district shall adhere to the performance standards outlined in section 5.12. A balance between the concerns of light industrial activity and development, and nearby residential areas in the Village District is intended. Continued industrial use here helps maintain the link to Hinesburg's industrial past (e.g., streamside mills, dairy processing, etc.) while bolstering the present and future vitality of the village area and the overall town. Certain non-industrial commercial uses are allowed throughout the district. The eastern side of the district (closest to Route 116) is particularly suited to destination commercial uses (e.g., restaurant) that integrate with adjacent uses in the portion of the Village district along Route 116.

Industrial 4 (I-4) - 0.7 Acres

Purpose: To accommodate pre-existing industrial uses and to offer a wide range of local services and economic opportunities in or near the Village with access to public services,

Village Northeast (VG-NE) - 66 Acres

Purpose: To provide a location, with connectivity to adjacent growth center districts, for a mix of light industrial/manufacturing businesses and residential uses which take advantage of a range of renewable energy resources. Both residential structures and industrial / manufacturing facilities within the Village NE zone shall be designed, sited, and constructed to take advantage of renewable energy resources, including both solar and wind power through the incorporation of technologies such as photo voltaic panels, wind turbines, hydrothermal and/or geothermal devices. Facilities within the Village NE must be compatible with the mixed industrial and residential designation of the zone and must not emit unreasonable noise, smoke, light, odors or vibration discernable beyond the limits of their properties. Industrial development in this zone shall be sited to maximize both energy generation and conservation, and constructed in a manner that blends in with the surrounding topography and mitigates storm water runoff and aquifer recharge issues. Mixed-use PUDs incorporating compatible light industrial and residential uses, as well as residential PUDs with multi-family residential development are strongly encouraged.

Village Northwest (VG-NW) - 54 Acres

Purpose: To encourage a vibrant mix of commercial, residential and civic activities in a compact, pedestrian-oriented manner that is connected and integrated with adjacent growth area districts, especially the Village district. This district will be an integral part of the overall village and will serve to anchor the northern gateway to the existing village core and historic Main Street area. As such, new development shall address the need for uses, public spaces, and design elements that complement the wider village area and provide a draw to the overall Hinesburg community.

Residential 1 (R-1) - 107 Acres

Purpose: To allow for a medium to high density residential area within the village growth area and with access to public sewer and water facilities. Development in this district shall be connected and integrated with adjacent growth area districts, so as to complement and enhance the compact, pedestrian-oriented village environment. Development in this district shall preserve connections between the village and the surrounding rural landscape via trails, open space, riparian areas, etc.

Residential 2 (R-2) - 18 Acres

Purpose: To extend the southern village gateway along VT Route 116 further south to the Buck Hill Road West intersection by allowing a medium to high density residential area just south of the existing village core. The goal is to provide a strong visual cue to people entering the village in order to slow traffic and provide a defined village edge. As such, the VT Route 116 streetscape shall be enhanced to calm traffic (road design & striping, street trees, etc.) and ensure easy pedestrian access. Special attention shall be given to the design of the 116, Buck Hill Road intersection to ensure it serves the aforementioned goals. This district is within the village growth area and should have access to public sewer and water facilities in order to facilitate sufficient residential densities. Development in this district shall be connected and integrated with Village district, so as to complement and enhance the compact, pedestrian-oriented village environment. Development in this district shall also preserve connections between the village and the surrounding rural landscape via trails, open space, riparian areas, etc.

Agricultural (AG) – 11,098 Acres

Purpose: To promote sustainable agricultural uses on land so suited, and other green/open space uses on lands less suitable for agriculture. Farms and interspersed woodlands dominate this district, and help define a critical aspect of Hinesburg's rural character. The working landscape and natural ecosystems

shall continue to be the focus of this district. Innovative land uses that serve to perpetuate the form and function of this working landscape are anticipated and encouraged.

Rural Residential 2 (RR-2) – 9,078 Acres

Purpose: To promote sustainable forest-based land uses (e.g., timber & fuel wood production, recreation, sugaring, biodiversity & wildlife habitat protection, etc.) on land so suited, and allow for low density rural development that preserves important natural and cultural resources. Forests, dynamic topography, and large blocks of conserved public land (e.g., Town Forest, Fred Johnson Wildlife Management Area) dominate this district, and help define a critical aspect of Hinesburg’s rural character. The working forest and natural ecosystems shall continue to be the focus of this district, with a priority on forest-based land uses – both existing and potential. Innovative land uses that serve to perpetuate the form and function of this working landscape are anticipated and encouraged.

Rural Residential 1 (RR-1) – 3,733 acres

Purpose: To allow low density, rural residential development in an area with existing or potential access to public sewer and water facilities and access to major transportation routes. Development that preserves significant natural resources is encouraged.

Shoreline (SH) – 503 acres

Purpose: To accommodate homes and pre-existing camps around Lake Iroquois and Sunset Lake. All conversions from camps to year-round dwellings and any new development shall be designed to maintain the aesthetic and natural resources of the lakeshores and to protect water quality while ensuring adequate and safe vehicular access, water supply and sewage disposal.

Industrial 1 (I-1) – 459 acres

Purpose: To provide a location in the Town for manufacturing, distribution and service facilities which do not emit unreasonable noise, smoke, light, odors or vibration discernable beyond the limits of their properties, and where materials may be stored outdoors. Industrial development in this location will be screened from public roads and separated from residences.

Industrial 2 (I-2) – 8.8 acres

Purpose: To accommodate pre-existing industrial uses in Mechanicsville, the historic industrial center of Hinesburg.

APPENDIX D: ECONOMIC DEVELOPMENT – GOALS & ACTIONS

Refer to Chapter 4 for background, general goals, and top priorities.

The following three goals were developed by the Economic Development Commission with the help of a town survey and a community forum in 2014. Leverage points were identified for each goal along with specific action items.

Goal: Hinesburg has a thriving mixed use, village center, with a balance between residential, commercial, retail and industrial uses.

A thriving multi-use village center strengthens Hinesburg’s community and public revenue, while increasing conveniences and quality of life. Residents should have the ability to work, live, and engage in commerce in their own village. Route 116 can bring people to our village center to bolster economic activity. Village development most beneficial to economic vitality should be welcoming, compact, walkable, provide for a mix of services, include green spaces for public gathering, and provide for public transportation and parking options.

Key leverage indicators

- More small and mid-sized businesses (small businesses are usually defined as organizations with fewer than 100 employees; midsize enterprises are those organizations with 100 to 999 employees) that add revenue to tax rolls and offer employment opportunities; and add to strengthening community and interconnection among Hinesburg residents.
- A clustered, walkable downtown (allowing for a walkable sidewalk network, and a mix of commercial and residential uses)

Actions:

1. Inventory existing businesses.
 - 1.2. Create and maintain an inventory/database of existing businesses including location, category/type, building size, and number of jobs.
2. Assess necessary municipal services and infrastructure to support existing and new small and mid-sized businesses. Prioritize and address key deficiencies.
3. Maintain a list of vacant commercial space. Make this list publically available (e.g., Town or HBPA website). Make this resource known to regional economic development agencies and commercial real estate agents.
4. Encourage the development of commercial space to meet business needs.
5. Connect small and medium-sized local business owners with technical assistance, training and financial assistance.
 - 5.2. Assess the landscape of technical assistance, training and capacity building, and financial assistance available to existing and new businesses.
 - 5.3. Utilize the Town’s revolving loan fund to finance expansion of existing businesses and new business development.

- 5.4. Maintain and consider expanding the Town’s existing Village Center designation from the VT Downtown Development Board. Consider applying for one or more additional designations (e.g., growth center, neighborhood development areas) to help further economic vitality and new business.
- 5.5. Utilize Agency of Commerce and Community Development options to accelerate development (e.g., community development program grants).

6. Research the demand for and feasibility of a small business incubator space/co-working space.
 - 6.2. Assess the home-based businesses and telecommuters working in Hinesburg, for interest in a co-working space.
 - 6.3. Research co-working spaces best practices to determine if this would be a feasible option for Hinesburg.

7. Share stories and prepare materials for the Town website detailing Hinesburg’s economic vitality and business success stories – e.g., Cheese Plant redevelopment, VT Smoke & Cure expansion, Cicero-Goddard Peck House redevelopment, Iroquois Manufacturing expansion, Renewable NRG Systems expansion, Optimal Energy building renovation, Clifford Lumber, Burnett Scrap Metals expansion, Full Moon Farm relocation to Hinesburg, etc.

8. Increase community and green space for recreational and gathering purposes.
 - 8.2. Create a central village common/green on the Town-owned land behind the Police and Fire Stations.
 - 8.3. Improve existing village area green spaces (e.g., Memorial Park, Lyman Park, Town Office green and recreation field, HCS school grounds, etc.), and create new ones as the village area expands.
 - 8.4. Help fund the Bissonette recreational field project to ensure completion.
 - 8.5. Identify and mark key historical areas with signage.

9. Encourage continued and expanded community activity within the village.
 - 9.2. Sponsor or promote events which include:
 - 9.2.1) Recreational events: Town walk and run days, bike races, XCountry or snow shoe events.
 - 9.2.2) Commercial “dine out” or retail events around holidays.
 - 9.2.3) A walking history of the town, with the Historical Society.
 - 9.2.4) Public art installations.
 - 9.2.5) Seasonal events:
 - Fall: Harvest, Halloween, Historical Tour
 - Winter: Carnival
 - Spring: Spring clean up
 - Summer: Fourth of July parade
 - 9.3. Create a digital marketing plan to track and market events on the town’s website.

Goal: Hinesburg possesses the essential physical and telecommunications infrastructure as well as community support services required to sustain a vibrant business community.

Key Leverage Indicators:

- More clarity around a streamlined zoning process.
- Increased sewer and water capacity.
- Improved transportation network and reduced congestion.
- Increased access and quality for cellular and high speed internet service in the community.
- Extension of 3-phase power to the Industrial 1 zoning district in south Hinesburg.

Actions

10. Ensure adequate water and sewer infrastructure to address community needs.
 - 10.2. Assess the current and potential future water and sewer capacity needs.
 - 10.3. Develop a plan to anticipate and prepare for increased capacity needs.
 - 10.4. Keep the cost and fees for water and sewer competitively priced.
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11. Work with Green Mountain Power to extend 3-phase power to the Industrial 1 zoning district in south Hinesburg.
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12. Ensure that all areas of Hinesburg have reliable and efficient high speed internet service and cell phone coverage.
 - 12.2. Assess shortcomings in communications infrastructure and communicate these needs to the businesses that supply this service (e.g., Champlain Valley Telecom, AT&T, Verizon, Comcast).
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13. Modify the zoning regulations and development review process to be more concise and clear.
 - 13.2. Overhaul the zoning regulations to create a clearer and more streamlined document with less ambiguous standards including visual depictions/examples.
 - 13.3. Ensure the Planning & Zoning Department has adequate staffing and protocols to provide applicants with feedback on potential compliance issues early in the review process – i.e., at least one to two weeks before Development Review Board hearings.
 - 13.4. Ensure that DRB meetings move along efficiently and in a way that is consistent and fair to all parties.
 - 13.5. Advisory Town committees should be encouraged to submit written feedback to the DRB as early in the review process as possible.
 - 13.6. Continually strive to make the development review process as transparent as possible, with key issues clearly defined early on to facilitate efficient and timely review.

Goal: Hinesburg sustains its rural character and natural assets for community benefit, human well-being, and natural resource-based business sectors such as agriculture, forestry, recreation and energy.

Hinesburg's natural resource-based business sector is well positioned to take advantage of Vermont's recent agricultural and forest products renaissance. The goal above is consistent with and builds on several statewide and regional economic development initiatives including: the Vermont Working Lands Enterprise initiative, the Vermont Farm to Plate initiative, the Vermont Comprehensive Economic Development Strategy (2014-2020), the Chittenden County Comprehensive Economic Development Strategy (CEDS), and the Chittenden County ECOS plan.

Hinesburg's natural assets should support the overall health, happiness, and economic prosperity of our community. These assets include prime agricultural land, sand and gravel reserves, forests, streams, and wetlands. Hinesburg's natural resources should be preserved for the community, as well as utilized sustainably to grow wealth for current and future generations.

Our town has a long agricultural heritage and still maintains a variety of agricultural businesses. If Hinesburg wants to maximize this potential economic benefit within our community, we should support and promote local food-based businesses.

Key Leverage Indicators:

- The community is educated about the economic, environmental, and cultural benefits of managing all natural resources (increasing awareness/appreciation).
- More people purchase food locally that is produced locally.
- Increase investment in and decrease subdivision of working lands and significant habitats, and support local food systems, value-added foods, farms and forest products

Actions

14. Complete a community food assessment (CFA), by establishing an inventory of agricultural assets, helping to identify strategies to address existing system limitations and promote opportunities to expand local food production and availability.
15. Encourage the creation of a non-governmental Food Council. Food councils more commonly form and operate outside of local government, with a focus on the larger local or regional food system, including but not limited to local food production and farmland preservation.
16. Assist with enrollment in the Use Value Appraisal or “Current Use” program.
 - 16.2. Provide land mapping that is required for the program application.
17. Encourage intelligent investment in the people and enterprises that comprise Hinesburg’s farm, food, and forest-based systems.
 - 17.2. Utilize the Town Revolving Loan Fund to make essential, catalytic investments in critical leverage points of the Hinesburg farm and forest economy, from individual enterprises to industry sectors.
 - 17.3. Assist working lands businesses in securing funds from a variety of possible funding sources.
18. Consider boosting annual municipal budget contributions to the Town’s Land Preservation Fund to purchase development rights to keep agricultural land open.
19. Support a local business environment where more citizens and visitors can purchase food grown, or produced locally.
 - 19.2. Assess the current farmer's market venue and support needs, and assist with finding a more permanent “home” for the market;
 - 19.3. Encourage development of local food-based commercial businesses;
 - 19.4. Assess the current participation in local CSAs;
 - 19.5. Promote the sale of local and Vermont goods and foods in Hinesburg businesses, schools, and restaurants;
 - 19.6. Concentrate village development to preserve working lands and the best agricultural soils;
 - 19.7. Partner with businesses and new developments to plan and provide for community gardening spaces;

Renewable Energy Specific Strategies

The increase in climate change, pollution and overall energy insecurity have spawned huge investments in renewable energy companies. Primarily these companies include the following areas: bioenergy, energy efficiency, geothermal, hydro, solar, wind. State goals have been to replace existing energy solutions with new renewable sources. The last 10 years have shown success; it’s expected that even with the reduction in oil prices the focus on replacing traditional energy supplies with renewables will continue. Vermont is home to over 100 renewable energy companies and Hinesburg today is home to Renewable NRG Systems, one of the largest employers in the town as well as Optimal Energy, an energy

efficiency consulting company. It's important for the Town to cultivate its existing companies as well as attract new ones.

Strategies and Recommendations:

20. Continue to support the energy commission. Partner in the promotion of renewable energy usage in Hinesburg.
21. Target and market Hinesburg as a great location for renewable energy firms to the top 100 renewable energy companies in VT.
22. Work with the current leadership of Renewable NRG Systems to bring complementary companies to Hinesburg in available sites.
23. Ensure zoning encourages /allows for the current needs of renewable energy companies
- 23.2. Ensure that zoning supports sites for large Group Net Metering that don't have adverse effects on land.
- 23.3. Target specific financing options for renewable energy companies
- 23.4. Identify and create a town wide project /event for renewable energy usage to promote to residents and current and potential businesses.

Recreation Specific Strategies

Our beautiful town is nestled against the edge of the Green Mountains, in close proximity to Vermont's most populous city, Burlington. The village is surrounded by open green farmland along the LaPlatte River and easily accessed by State Route 116. Hinesburg is home to the local elementary/middle school and local 5-town union high school, as well as several parks, two Town Forests, and recreation facilities including Lake Iroquois, offering year-round activities. Hinesburg's location and natural assets make it an ideal place for Chittenden County residents to recreate. More can be done to attract people to Hinesburg and realize positive economic benefits from their presence and recreational activities in town.

Further development of recreational opportunities in Hinesburg should be supportive of the Vermont Statewide Comprehensive Outdoor Recreation Plan (SCORP) 2014-2018 and the vision below for outdoor recreation in Vermont that was developed by members of the Recreation Advisory Committee to the Secretary of the Agency of Natural Resources.

Vermont offers outstanding opportunities for outdoor recreation, which support the state's economy and the well-being of its visitors, people, and communities. Vermont is kept well-connected to nature through thoughtful, careful use and enjoyment of its natural and cultural resources.

Actions

- 23.5. Permanently conserve the Hinesburg Town Forest to encourage recreational use of the forestland in perpetuity.
- 23.6. Consider the creation of a tourist attraction, building on our agricultural heritage (e.g. A Town wide outdoor agricultural museum with historic tractors on display throughout Town) and develop a village walking and biking tour to visit the attraction.
- 23.7. Consider targeting and encouraging the start-up of recreation related businesses. Work with the Recreation Committee to assist in the development of recreation related businesses. Some examples include:
 - 23.7.1) A public/private partnership to maintain groomed cross-country skiing trails at the LaPlatte Headwaters Town Forest potentially as a location for lesser known activities such as mushing and skijoring that have not yet had adequate and appropriate investment statewide.

- 23.7.2) The startup of a bike rental and repair shop in the Village near other amenities such as restaurants possibly with shuttles to Hinesburg Town Forest Fellowship of the Wheel Trails. This could serve as a cross-country ski and snowshoe rental shop for the winter months if groomed cross-country trails are created within Town. It could also serve as an outfitter for paddling on Lake Iroquois in the summer.
- 23.7.3) Establish and maintain a groomed ice-skating loop around Lake Iroquois and encourage a vendor to sell food and beverages and rent skates throughout the winter.
- 23.7.4) Target and encourage the creation of a campground in Town possibly nearby Cedar Knoll, Rocky Ridge or Lake Iroquois.
- 23.7.5) Create a Frisbee Golf course within Town.
- 23.7.6) Encourage a restaurateur to consider starting a recreationally-themed venue nearby CVU to display school team, theater, band, and other co-curricular promotional materials where students and families can celebrate their successes.
- 23.7.7) Increase boating options on Lake Iroquois by providing rental options for paddle boards, canoes, kayaks, and small sailboats.
- 23.7.8) Inventory equestrian activities in Town and determine how to support the growth of horse-related recreational activities.
- 23.8. Invest in further promotion of trails systems including the Fellowship of the Wheel developed system, sidewalks, bike lanes and bike racks, geocaching opportunities,
- 23.9. Build partnerships that enhance forest-based recreational opportunities.
- 23.10. Businesses, agencies, towns, and organizations seek efficiencies in insurance coverage through group applications.
- 23.11. Provide training for recreation-related businesses and organizations regarding liability and other insurance requirements, identifying the carrying capacity of resources, marketing strategies, professional certifications, grant applications, and related subjects of interest to recreation suppliers is provided.
- 23.12. Expand Town funding sources for outdoor recreation projects and administrative support. Organizations and agencies seek additional funds by submitting applications to grant sources for monies dedicated to operations, improved programming, facilities upgrades and maintenance.
- 23.13. Maintain centralized copies of inventories and maps of recreational sites and opportunities.
- 23.13.1) Develop more linked, user-friendly websites that give potential users helpful information about Vermont's outdoor recreation resources.
- 23.13.2) Make recreation information for tourists available at convenient facilities such as Town Hall that have adequate parking and user-friendly displays and handouts.
- 23.13.3) Agencies and organizations identify and suitably publicize access locations.
24. Develop increased infrastructure for promoting recreation – parking, trails, signage.

Forestry Specific Strategies

Hinesburg is home to two town forests, a sawmill, and other forestry related businesses. As part of our economic development strategies, the Town should think about ways to help supports its forest related businesses.

Actions

25. Permanently conserve the Hinesburg Town Forest to encourage recreational use of the forest in perpetuity.
26. Hinesburg's forest resources are promoted as recreational and economic assets.
27. Increased education/awareness around the value of forestry to Hinesburg's economy and community.

28. Appropriate harvesting of forestland is promoted to enhance the quality of the forest.
29. Support of the maple industry