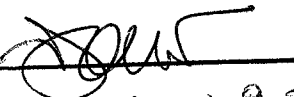


RECEIVED 
DATE November 8, 2007

APPROVED

Huntington Planning Commission Minutes
October 9, 2007

Commissioners Attending: Dori Barton, Bill Hegman, Everett Marshall, Tom Bailey, Lucinda Hill, Jeanine Carr

Commissioners Absent: Eric Silman

Others Present: **Minutes:** Heidi Racht

AGENDA:

- 7 pm Flood Hazard Zone Statement
- 7:30 Public Comment
- Minutes of September 25, 2007
- Mail
- Member Business
- 8 pm Nellie Jaques/Heidi Weston Subdivision Preliminary Hearing continued
- 8:30 2008-2009 Budget
- 8:45 Land Use and Development Regulations
- 9:30 Adjourn

The meeting began at 7:07 pm, chaired by Dori Barton.

FLOOD HAZARD ZONE REGULATIONS REPORT:

Jeanine Carr moved to approve the Municipal Flood Hazard Bylaws Report; seconded by Bill Hegman. Motion passed unanimously.

The hearing on the ordinance will be held on November 13 at 7 pm. It will be warned in The Times Ink's October 26 issue.

Copies of the ordinance and the report are available in the Town Office.

A copy will be given to Town Administrator Ed Wildman for distribution to the Selectboard.

MINUTES:

September 25, 2007: Tom Bailey moved to approve; seconded by Jeanine Carr. Minutes approved unanimously with minor corrections.

PUBLIC COMMENT: No public present.

MAIL: None in the file.

MEMBER BUSINESS:

Dori Barton announced the Vermont Planning Conference on November 30.

**NELLIE JAQUES/HEIDI WESTON SUBDIVISION PRELIMINARY REVIEW
CONTINUATION:**

PRESENT: Nellie Jaques, Heidi Weston, Louisa (Mack) Riddick

The hearing was continued at 8 pm, chaired by Dori Barton. Barton reviewed the project, noting that the purpose of the Preliminary Review was a discussion of ideas and that the decision was non-binding.

The Commission reviewed the site plan and the survey. Barton noted that Weston had moved the house. Weston responded that it is still on the knoll, but she had moved it because of the wetland buffer. The north side of the property will be used for horses. The septic is in the same location as shown on previous plans.

The Commission reviewed Section 210. The following is a list of items that need to be addressed:

1. tax map # on maps
2. owner of record same on plans
3. change Mayo to Riddick
4. retained land of Nellie Jaques - +/- remainder of acreage on west side of road
5. road agreement between owners
6. culverts need to be more visible on map
7. revision block for last day designer Spencer Harris revises map
8. Waivers:
 - a. Entire property survey
 - b. Copies from 11 to 3

For Section 230 (2), the utility lines need to be shown for the underground service for Final Subdivision Review.

There was a lot of discussion on the private road issue. When there are three residences on a driveway, it becomes a private road because of 9-1-1. Heidi Racht noted that the addresses of the other two residences on the private road will be changed from Mayo Road.

Dori Barton asked Heidi Weston to come in with a plan for the maintenance of the road by the three residences.

The Commission determined that no letter is needed from Road Foreman Yogi Alger as the access is already in place.

Bill Hegman moved to approve the preliminary subdivision review as presented; seconded by Jeanine Carr. Motion passed unanimously.

The Board asked Weston to contact the Vermont Agency of Natural Resources Wetlands Office because the proposed driveway crosses mapped wetlands.

The Board stated that the project must have a wetlands permit or a letter from the Wetlands Office stating that a permit is not needed before the final hearing can be scheduled and warned.

The hearing closed at 8:45 pm.

BUDGET:

The Planning Commission reviewed the budget and decided more information was needed:

2007-2007 expenses

Fees for 2006-2007 – building permits and subdivisions

Fees for 2007-2008 to date

Current year expenses

After more discussion, Tom Bailey moved to send a budget in the amount of \$6600 to the Selectboard for consideration; seconded by Everett Marshall.

Dori Barton will meet with the Selectboard, along with the ZBA and Zoning Administrator.

LAND USE REGULATIONS:

Brief discussion on the Land Use Regulations for the work session on October 23, 7-8 pm. To recap: Conservation Commission members and members of the ZBA have been invited either via email or US mail. They were provided with a copy of Section II.

ADJOURNMENT:

Motion to adjourn made by Tom Bailey, seconded by Everett Marshall. The meeting adjourned at 9:29 pm.

Minutes taken by Heidi Racht

Submitted to HPC via email October 17, 2007.

Approved: October 23, 2007

Submitted to the Town Clerk: November 8, 2007