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DATE November 28, 2007

APPROVED

**Huntington Planning Commission Minutes**  
October 23, 2007

**Commissioners Attending:** Dori Barton, Bill Hegman, Everett Marshall, Lucinda Hill, Jeanine Carr, Eric Silman  
**Commissioners Absent:** Tom Bailey  
**Others Present:** No public present  
**Minutes:** Everett Marshall

The meeting began at 7:10 p.m., chaired by Dori Barton

**MINUTES:**

**September 25, 2007:** Everett Marshall moved to approve; seconded by Jeanine Carr. Eric Silman abstained from discussion and vote. Minutes approved with minor corrections.

**MAIL:** We received a letter from Fire Chief Tate Jeffrey regarding the Jaques subdivision road indicating he did not have any issues with it. We received notice of the Michael and Holly Breer wastewater permit.

**PUBLIC BUSINESS:**

None.

**COMMUTER LOT**

The lighting for fixtures for the commuter lot have become an issue with adjoining landowners because of their height, which is 22 feet. Terry Boyle is redesigning the lighting with shorter poles and will seek an amendment to the site plan. It was our (the Planning Commission) oversight not to have raised this issue during the hearing.

Terry will come before the Commission on November 13 with a revised plan. Dori has asked Heidi to send out the distribution.

**LAND USE AND ZONING REGULATIONS**

Dori said that the Conservation Commission is interested in meeting with us about the regulations. The Commission would like to have a general discussion of the issues and also like direction on what areas that they can provide input.

**Action item: follow-up with the Conservation Commission**

Dori said that when we seek public input we need to be clear about the sections of the regulations that we are covering.

The Commission closed public input on the proposed regulations on Article I Section 2 at 8 pm as no public attended.

To attract people to public meetings on the regulations, we discussed using the sandwich boards, one by the Library and the other by the Town office or Brewster Pierce and using standard posting flyers in the general stores and town office. We also discussed using other media, such as WDEV and the Times Ink.

We will also contact the ZBA and Conservation Commission directly about sections that we will be covering.

What follows is discussion which largely centered on Article III in the previously proposed regulations.

Accessory dwellings – what is permitted versus conditional use? We referred to the Municipal Procedure Act, 4412 section E for guidance.

In Section 3.8 nonconforming structures in the previously proposed regulation, we discussed making numbers 4 and 5 all conditional use instead of a variance.

Section 3.7 (B) of nonconforming lots needs to be rewritten in clearer English. We could write an exception for municipal use.

Section 3.8 (B)(4), we agreed to delete 4.

We discussed keeping the variance for Section 3.8 (B) (5).

Maximum setbacks in Article II for District I and II need to be merged. We discussed that there is a difference in minimum acreage size in the District I and II.

## **BUDGET**

Dori presented the budget to the Selectboard. The Selectboard agreed to provide our Commission with 3 additional hours per week of Seth Jenson's time for planning. Dori agreed to give up purchase service because we now can use Seth Jensen. Seth was level funded, except he will receive an increase in salary that all town employees are getting. The Selectboard also said they will get him a new computer, which will allow Seth to use such programs a GIS program for environmental review.

There was discussion about combining the budget of the ZBA with the Planning Commission. We would like to know what income is being generated by the Zoning Administrator and subdivision permits.

**ADJOURNMENT:**

Motion to adjourn made by Eric Silman seconded by Jeanine Carr. The meeting adjourned at 9:45 pm.

Minutes taken by Everett Marshall

Submitted to HPC via email November 7, 2007

Approved: November 27, 2007

Submitted to the Town Clerk: November 28, 2007