

**APPROVED**

**Huntington Planning Commission  
Tuesday, July 8, 2008**

Commissioners Attending: Dori Barton, Jeanine Carr, Tom Bailey, Everett Marshall, Lucinda Hill and Eric Silman.


Commissioners Absent: Beverly Little Thunder

Others Present: Wayne Curley.

Minutes: Heidi Racht

Agenda:

- 7 pm Minutes of June 24
- Mail
- 7:15 ZA
- 7:30 Furno/Mayo subdivision sketch plan
- 7:50 Public Comment
- 8 pm Zoning Regulations
- 9:15 Member Business
- 9:30 Adjourn

RECEIVED   
DATE July 24, 2008

The meeting was called to order at 7:03 pm, chaired by Eric Silman.

<b>Items for Discussion</b>	<b>Discussion</b>	<b>Action</b>
<b>Minutes of June 24, 2008</b>		Jeanine Carr moved to approve the minutes with minor corrections; seconded by Lucinda Hill. Passed with Dori Barton abstaining.
<b>Mail</b>	No mail.	
<b>Public Comment</b>	Wayne Curley came in to discuss the zoning regulations in regard to the jurisdiction of telecommunication towers.  Curley asked where the weight of the HPC and town plan would fall. He noted that the town could mitigate where it might want them or not want them rather than allowing someone to go with the quickest, cheapest option. He noted that there was power under Act 250 to mitigate impacts on aesthetics.	
<b>Zoning Administrator</b>	The Commission discussed staff salaries in Executive Session. The HPC went into Executive Session at 7:46 pm. The Board came out of Executive Session at 7:58 pm.	Tom Bailey moved to go into Executive Session at 7:46 pm; seconded by Eric Silman. Passed unanimously.

<b>Items for Discussion</b>	<b>Discussion</b>	<b>Action</b>
		<p>Tom Bailey moved to come out of Executive Session at 7:58 pm; seconded by Jeanine Carr. Passed unanimously.</p> <p>The Commission unanimously approved the following resolution:          “The Planning Commission recommends to the Selectboard that the Zoning Administrator be compensated at \$18 per hour with an average of 5-6 hours per week, subject to Everett Marshall’s conversation with the prospective candidate.”</p>
<b>Zoning and Subdivision regulations</b>	<p>Discussion began around a memo from CCRPC (Chittenden County Regional Planning Commission) that addressed questions from Dori Barton. CCRPC recommended lighting regulations from Williston and South Burlington. Small wind electric systems were discussed briefly. Other highlights of the discussion included merging of lots, inclusion of district standards from previous draft of the land use regulations, removal of Flood Hazard Overlay except for the introduction and the reference to the ordinance adopted in 2007.</p> <p>Discussion regarding the draft zoning regulation (Articles 3 and 4) ended with the consideration of draft paragraph 4.1.5.</p>	<p>Everett Marshall agreed to rewrite the Groundwater Protection Overlay.</p>

<b>Member Business</b>	<p>Jeanine Carr announced her resignation from the Commission. She has agreed to be the chair of her department next year at UVM and felt that she was not able to give the time necessary to continue as a member of the HPC. She said she was pleased with the work on the zoning regulations and thought this draft was in good shape. She said she felt optimistic about the document’s acceptance in the community. Carr’s resignation will take effect August 1, 2008.</p>
<b>Adjournment</b>	<p>Jeanine Carr moved to adjourn; seconded by Eric Silman.          Meeting adjourned at 9:23 pm.</p>

Date UNAPPROVED minutes submitted to HPC: July 15, 2008

Date minutes APPROVED by the HPC: July 22, 2008

Date Approved Minutes submitted to Town Clerk: July 24, 2008