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October 11, 2007

APPROVED

**Huntington Planning Commission Minutes**  
September 25, 2007

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

**Commissioners Absent:**

**Others Present: Minutes:** Heidi Racht

**AGENDA:**

7 pm Flood Hazard Zone Regulations  
7:30 Land Use Regulations  
9:30 Adjourn

The meeting began at 7:15 pm, chaired by Dori Barton.

**MINUTES:**

**August 28, 2007:** Tom Bailey moved to approve; seconded by Eric Silman. Jeanine Carr abstained from discussion and vote. Minutes approved with minor corrections.

**September 11, 2007:** Jeanine Carr moved to approve; seconded by Eric Silman. Minutes approved with minor corrections.

**TOWN PLAN:**

Dori Barton reported that the HPC needs to submit a report for the Huntington Town Plan (adopted by the Selectboard on June 18, 2007) to the Chittenden County Regional Planning Commission. It was decided to ask Zoning Administrator Seth Jensen to write the report ASAP. Heidi Racht will talk with Jensen.

**FLOOD HAZARD ZONE REGULATIONS REPORT:**

The Commission asked Heidi Racht to ask Seth Jensen to write this report.

The notice will be placed in The Times Ink October 26, 2007 issue; hearing will be held on November 13, 2007, 7 pm.

**LAND USE REGULATIONS:**

Discussion on the Land Use Regulations took many directions.

First the Commission discussed the distance for a buffer for the river, looking at a map proposed for the Hanson property in the Lower Village. It is proposed at 50'-100'. Questions arose on the river buffer versus agricultural use.

Eric Silman pointed out that it depended on the use – was this for one person haying or many people gardening.

Other questions were raised.

Would the Hanson field be a good place to let the river meander?

If ag land is going into a development as common land, what would be an appropriate buffer?

Not every Class II wetland that could be protected with a 50' buffer has been and now there's nothing in the regulations to protect the river or wetlands.

A variance could be initiated if a case could be made for decreasing the setback. The HPC could look at wetland encroachments in the variance section.

Another way of dealing with this is to defer to the state in definition of significant wetland by Vermont Wetland Rules, with the ability to argue functions and values that they're not significant'

It was decided to change the setback from the river and other waterways to 50'.

It was noted that this could also be handled in a PRD by the Planning Commission and therefore would not have to go through the Zoning Board of Adjustment.

The next topic for discussion was the review of all subdivisions, which will be categorized as major or minor.

More discussion on a series of topics ensued including an invitation to the ZBA and Conservation Commission to attend work sessions. The Selectboard would be informed of the sessions, as well as the public in the hope that there would be meaningful contributions. It was decided to discuss Zoning Districts , definition and description, permitted and conditional uses on October 23, 7-8 pm. This section of the document will be put on the website as well. Meetings will be posted in the stores.

The HPC looked at the Zoning maps.

**NELLIE JAQUES/HEIDI WESTON SUBDIVISION:**

After an examination of the plans submitted by Heidi Weston, it was determined to proceed with the continuation of the Preliminary Subdivision Review on October 9, although the maps raised a couple of other questions. In the interest of not delaying the project, Dori Barton will write a letter to Jaques and Weston informing them that a sign-off letter from the Vermont Wetland Office for the proposed road crossing will be needed before Final Review can be scheduled. Also, the location of the driveway, which needs to be out of the wetland buffer, needs to be shown on a sketch on October 9.

**ADJOURNMENT:**

Motion to adjourn made by Eric Silman, seconded by Jeanine Carr. The meeting adjourned at 10:20 pm.

Minutes taken by Heidi Racht  
Submitted to HPC via email October 8, 2007.  
Approved: October 9, 2007  
Submitted to the Town Clerk: October 11, 2007