

Huntington Development Review Board

Minutes

May 9, 2017

Present: Joe Perella, John Altermatt, Jeanine Carr, Britt Cummings, Everett Marshall

Absent:

Others present: Ed Hanson (Zoning Administrator), Jim Christiansen, Don Dresser, Knox Cummin, Rich Lachapelle, Mark Smith, Marijke Smith, Aaron Worthley (Arrowwood Environmental), Steve Hood, Tim Jones, John Durochia

Minutes: Heidi Racht

AGENDA

6 pm Site Visit - Smith 10-lot subdivision, 1425 Bert White Road

Huntington Town Clerk's Office

7 pm Public Comment
Minutes of April 11, 2017
Mail

7:20 pm Tim Jones Minor Change to Recorded Survey - Happy Hollow Road

7:35 pm Knox Cummin - Minor Subdivision Final Review - Main Road, south of Lower Village

8 pm Mark Smith - Planned Unit Development Final Review - 10 lots, 1435 Bert White Road
Member Business
Adjourn

The meeting was called to order at 7:01; chaired by Joe Perella.

Public Comment: Public in attendance for hearings. Jim Christiansen asked if the DRB would allow comments on issues as they come up or was the public comment period only at the beginning of the meeting. This was discussed with the assurances made the public comment would be allowed.

Minutes of April 11, 2017: Jeanine Carr moved to approve; John Altermatt seconded; approved with changes.

Mail: Postcard from VLCT about Planning and Zoning Workshop on June 14.

Tim Jones Minor Change to Recorded Survey

The hearing began at 7:26 pm. Tim Jones appeared before the DRB to request approval for a change in the right-of-way (ROW) as shown on the recorded mylar.

MOTION: Jeanine Carr moved to approve the change to the mylar; second by Everett Marshall. Approved unanimously.

Knox Cummin Minor Subdivision Final Review, Main Road, south of Lower Village

The hearing began at 7:42 pm. Knox Cummin proposed to sell one acre to at the south end of his property to adjoiners Rich Lachapelle and Lori Nyland. The two property owners see this as a "buffer" between the Lachapelle/Nyland property and the Village Hill PUD; vegetative screening is planned. Since, there are no plans to develop the property, the applicant requested a waiver of the requirement for letters from the Fire Chief and CESU administration; waiver was approved.

MOTION: Jeanine Carr moved to approve the application for Final Subdivision; second by Everett Marshall; approved unanimously.

Final Review – Windekind Farm 10-lot PUD (Smith): The hearing began at 8:08 pm.

Attendance, specific to project: Mark Smith, Marijke Smith, Steve Hood, Aaron Worthley (Arrowwood Environmental), Ed Hanson (Zoning Administrator), Jim Christiansen, Don Dresser

At the opening of the hearing Perella asked the participants if they had any comments from what was raised at the Preliminary Review. Much of the discussion was about Bert White Road – the proposal to have the town discontinue it at the Smith property line and whether the moving of the road in the 1990s was properly documented and recorded. Also discussed was the increase of traffic on the road, the offer by the Smiths to donate \$1200 annually [10 years] to be used on the road above Handy Road; affordable housing and its applicability to this project; and the fact that the letters from the Fire Chief and Road Foreman reflected different opinions as to the condition of the road and the impact on it. The source of water [pond] and its capacity as stated by the Fire Chief was discussed.

Due to the late hour, the applicant agreed that due diligence was preferable to a decision that evening and a continuation was determined to be the next step. Also, to have this project as the only item on the agenda, so the June meeting would not work as two projects have been scheduled.

MOTION: Everett Marshall moved to continue the Windekind PUD Final Review to Friday, May 19, 7 pm; second by Jeanine Carr. Approved unanimously.

Adjournment: Jeanine Carr moved to adjourn; second by Britt Cummings. Meeting adjourned at 9:42 pm

Unapproved minutes on the website: May 14, 2017

Unapproved minutes to DRB: May 14, 2017

Minutes Approved:

Minutes to Town Clerk for Recording: