

Minutes
December 12, 2017

Present: Joe Perella, Everett Marshall, Mark Smith, Jeanine Carr

Absent:

Others present: Ed Hanson (Zoning Administrative Officer), Peter Purinton, Jedediah Randall, Mark Sylvester, Aaron Loomis

Minutes: Heidi Racht

AGENDA

6:30 pm Site Visit – Randall and Purinton, Maple Ridge Lane

Huntington Town Clerk's Office

7 pm Public Comment
Minutes of October 10, 2017
Mail

7:15 Peter and Carla Purinton, 190 Pond Road, Conditional Use, boundary line adjustment

7:35 Jedediah Randall, 111 Maple Ridge Lane, Site Plan Review, addition to commercial building

8 pm Melissa Hoffman and Shawn Smith, discussion on AirB&B

8:20 Finalize budget discussion

8:25 Member Business –
updates on regs revision (SB hearing on December 18); new member recruitment

8:45 Adjourn

The meeting was called to order at 7:02; chaired by Joe Perella.

Minutes of October 10, 2017: Everett Marshall moved to approve; Joe Perella seconded. Approved unanimously with a few changes.

Mark Smith entered the meeting.

Public Comment:

Mark Smith said that he would like to move a house 75' on one of his residential lots for the PUD, approved in May 2017. He explained that this would be a better location since it would have less steep on the slopes and be "better for the wetlands." The Board looked at the site plan that he had presented for the project final review, which is in his project file; Smith explained that the area was "semi-cleared" near the old town road. Racht pointed out that the mylar for the project still needed to be filed, she had called Smith previously as the deadline for filing was imminent, and therefore this would not be a change to a recorded mylar. The 180-day deadline for filing is this week. Ed Hanson said that he could extend the filing date by 90 days; he will stipulate extending to a specific date: April 13, 2018.

Mark Sylvester said that he was at the meeting as he was interested in being appointed to the Board and was there to observe the Board.

Mail: None.

Peter and Carla Purinton Boundary Line Adjustment, 190 Pond Road:

Attendance: Peter Purinton, Jedediah Randall, Adam Miller, Mark Sylvester, Ed Hanson

The Applicants proposed to transfer 1.52 acres located on western edge of the Purinton property near Maple Ridge Lane from Purinton to Randall. The transfer would increase Randall's property to 3.55 acres, but not change the access nor provide frontage on the town road (Bridge Street or Pond Road). Additional land along the ROW will enable Randall to put an addition on the west side of a commercial building and meet the setback for the Zoning District. Purinton would retain 355 +/- acres.

After the presentation, the Board determined that this would be a resubdivision, as described in Article 9 (Definitions) on page 27, under Section 7.7 (Revisions) of the Subdivision Regulations where the reconfigured boundaries would change on a subdivided plat (7.7.1). This would not be a new lot.

MOTION TO APPROVE: Everett Marshall moved to approve Peter and Carla Purinton's application for a transfer of 1.52 acres to Jedediah and Jennifer Randall; seconded by Jeanine Carr. The application was approved unanimously.

A mylar showing the new boundaries, as well as the warranty deed and PTTR, will be filed with the Town Clerk.

Jedediah Randall, 111 Maple Ridge Lane, Site Plan Review, addition to commercial building

Attendance: Peter Purinton, Jedediah Randall, Adam Miller, Mark Sylvester, Ed Hanson

At 7:30 pm, the DRB heard from Jedediah Randall who has applied to put a single story 20'x25' addition to an existing 50'x70' commercial building, located at 111 Maple Ridge Lane. The addition would house an office, restroom and display area for the retail sales (chainsaws, chains, winch cabled and other details for logging).

Joe Perella commented that Randall had built an impressive business since he last appeared before the DRB. The Board discussed details around Randall's previous application as a Site Plan Review/Conditional Use hearing looks at all aspects of a proposed project. It was noted that the lighting was environmentally-sensitive and some of the screening and other plantings have been done. Randall stated that the cedar (*arborvitae*) hedge would be planted in the spring.

Ed Hanson noted that the addition would be on the side of the building facing away from neighboring property and would not be visible from the road.

Perella asked about the neighbors and Randall responded that there was good communication.

Perella asked whether Randall was working alone or if he had any employees; Randall replied that he has one full-time employee.

The Board then discussed the conditions placed on the project in July 2016; specifically, the number of daily vehicle trips, which had been capped at ten. Randall stated that this number seemed to be sufficient for the business. He then said that he needed more area to turn large vehicles around in the future. The question of traffic again came up and it was decided to "stick with the addition" for this hearing. However, later in the hearing, when the DRB was looking at the Planning Standards, the issue of an additional driveway access to allow for a turn-around and the creation of more impervious surface area was again raised with Mark Smith stating that this would be a "significant change."

The DRB continued to review the project under 5.3.2 of the Zoning Regulations (Vehicle Repair Services, page 30) and 5.1.3 (Performance Standards) as this is considered a Home Occupation. The addition brings the total area of the building to 3250 square feet, which meets the standard of 4000 square feet for the Zoning District (Standards, 3.1 E6, page 10).

Under 5.1.3, it was determined that the addition doesn't add anything noxious to the site or surrounding area as it is mainly an administrative space (1) and will produce no change in the character of the neighborhood (3); 5.1.3(2) was not applicable. Further, there is no change to the character of the

neighborhood as the addition is 14' high with a shed roof and metal siding and doesn't not change the existing building in any significant way.

Smith asked what would visually happen to the land that isn't there now. Randall responded that the property to be transferred by Purinton (previous hearing, above) will provide sufficient setback. It was at this point that the driveway was discussed. Hanson responded that "technically, the driveway up Maple Ridge Lane is a private road now." Randall asked for an answer on the driveway and the DRB agreed to discuss this at the February meeting.

The Board determined that no additional screening would be needed.

MOTION TO APPROVE: Jeanine Carr moved to approve Jedediah Randall's application for a 20'x24' addition to an existing 50'x70' commercial building; seconded by Joe Perella. The application was approved unanimously.

Melissa Hoffman and Shawn Smith, 410 Camels Hump Road:

Melissa Hoffman appeared before the Board to discuss an Air B&B possibility in an apartment in the main house on her property on Camels Hump Road. This is an existing one-bedroom apartment with a private entrance. Hoffman explained that they wanted to "invite people to lean what we are doing" and would probably advertise on animal sanctuary websites in the manner of a "farm stay" for visitors rather than as a general short-term rental. She was clear that this is "not an inn at all. We want guests for a specific purpose."

Hoffman then explained that they had a duck sanctuary. Perella asked what else was being offered and Hoffman responded that they have a nine-acre permaculture area for fruit growing, a program that is being developed for a uniquely Vermont gastronomy based on wild edibles. There was discussion about the attributes of sea berries (*Hippophae rhamnoides*).

Perella asked about ag exemptions for permitted buildings for farm stays. Hanson responded on the nature or ag-related buildings, but concluded that VLCT hasn't produced an opinion yet on this type of use. Discussion ensued about whether this constituted a room rental or a bed and breakfast with Hoffman stating that they did not intend to provide meals; there is a small kitchen in the apartment. Hanson noted that if "you do it as an accessory dwelling, you don't have to get a state permit." However, it is not an accessory dwelling; it is an existing apartment that was used by the farm employee under three owners.

In looking at the regs, it was determined that this is a permitted use as a b&b in the Rural Residential District. In fact, this is the only zoning district where this is a permitted use (it is conditional use in the Village District and not allowed in Woodland and Conservation Districts); in the proposed Land Use Regulations currently under public comment, this would be a conditional use in the Rural Residential District.

Smith talked about his Air B&B and the experience at his house. He hoped this new regulation would not impact his business. Hanson responded, "All your buildings are commercial and this [new regulation] will not be harmful, but irritating."

Budget: Discussed with recommendation for the clerk's salary increase by \$1.25 per hour for a variety of reasons already stated to the Selectboard; fees and whether they meet administrative expenses; and how

legal counsel is initiated. Marshall offered to send his response as HPC chair to Perella, who will then write a response to the Selectboard.

Proposed Land Use Regulations:

Carr said that she had made “extensive comments” at the HPC’s Public Hearing and changes had been made on multi-family units allowed without a public hearing from five to three. She said she also has concerns about the 8’ setbacks and no minimum lot size in the village district and had voiced objections.

Perella said he has concerns about the disappearance of auto repair standards, noting that this is the “most common [project] that comes before us.”

Smith talked about the importance of the village as it reflects the character of the town.

There was discussion about the quality of the document. Carr raised the subject, noting that it was very readable, clear and organized.

Member Business: The Board talked with Mark Sylvester and Aaron Loomis about appointment to the Board. Sylvester said he would write a letter to the Selectboard requesting appointment for the position created by Britt Cummings’s resignation; Loomis said he would request to be appointed to the alternate position. The Board expressed support for the two appointments.

Adjournment: Jeanine Carr moved to adjourn; second by Everett Marshall. Meeting adjourned at 8:50pm

Unapproved minutes on the website: December 27, 2017

Unapproved minutes to DRB: December 27, 2017

Minutes Approved:

Minutes to Town Clerk for Recording: