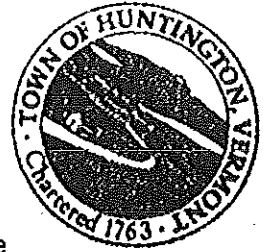


APPROVED

HUNTINGTON PLANNING COMMISSION  
Minutes July 24, 2017



**PRESENT:** Everett Marshall, Terry Ryan, Shayne Jaquith, Carmen Tedesco, Joe Segale

**ABSENT:**

**OTHERS PRESENT:** Ross Ogilvie (Huntington Energy Committee)

**MINUTES:** Heidi Racht

RECEIVED  
FOR RECORD  
DATE Sept. 5, 2017

**AGENDA:**

- 7 pm Public Comment
  - Minutes of July 10
  - Mail (none to date)
- 7:05 Review Procedures with New Member
- 7:20 HEC memo
- 7:30 Regulations - continue edits
- 8:45 Member Business
  - Next meeting - set date
  - Adjourn

The meeting began at 7:10 pm; chaired by Everett Marshall.

**Public Comment:** No public present.

**Minutes of July 10, 2017:** Terry Ryan moved to approve; seconded by Everett Marshall. Approved with changes. Joe Segale and Carmen Tedesco abstained.

**Mail:** None.

**Welcome and Review of Procedures:**

The Commission welcomed Carmen Tedesco to her first meeting; she had also attended the Public Hearings on June 26. Marshall outlined the process that had gone into the update of the Regulations. He talked about the Town Plan, which needs to be updated in 2019; then 8 years later as the statute has changed.

**Huntington Energy Committee memo:** Reviewed the Energy Committee response memo, drafted by Christ Shute, to the CCRPC. After discussion about the update of the Town Plan, the Commission approved the memo as proposed. Motion by Ryan; second by Jaquith. Approved; Ryan abstained.

Ogilvie commented that the HEC has a lot of questions and needs support from CCRPC. He offered numbers for the HPC to look over, noting that these are base numbers.

**Regulations**

Table 4.01.E - all cemeteries should be conditional use.

The Commission reviewed a recent memo from Regina Mahony that addressed aspects of the

regulations, including

- 5.15.1 should be added back in – language is missing on road frontage – this is an oversight. Put this back in the regulation. Add back in as 5.20.
- clarifying what a river corridor is on the small perennial streams – 50' from top of bank. Area covered is .5 to two square miles. \*\*Jaquith commented that this is difficult to determine in the field; Marshall said the state has mapped on the Vermont Natural Resources Atlas through ANR. There was talk about the Administrative Officer knowing jurisdiction. Jaquith remarked that the ANR should create a document for the Administrative Officer and Segale agreed that training would be appropriate.

There was a break in the discussion while the details of river corridor (erosion) and flood zone (inundation) were explained to Tedesco: previous regulation only has flood zone; also, the new regulation “did away with” 100-foot setback.

This then led to a discussion about Aaron Worthley’s comments at the hearing on June 26 where he said he was opposed to removing the 100-foot setback. Ryan commented that Worthley’s issue was water quality, not erosion. Marshall observed that there were a couple of places where the 100-foot corridor exceeds the flood zone. Continuing the discussion about Worthley’s concern, Ryan noted that the Commission put in protections that did not address specifically river quality and Jaquith noted that the river corridor standard is better because ANR and the Agency of Agriculture have gotten synchronized and use this standard at the state level. The Commission decided not to add back in the 100 and 50 foot setback.

- wellhead protection standards – the Commission discussed the possibility of performance standards; reference page 50 – Section 4.08 Groundwater Protection Overlay District. Ryan supported, noting that this would be a resource for the DRB.
- clarification of what happens when the Administrative Officer denies a permit application and it is appealed to the DRB. If the denial is overturned, the Administrative Officer issues the permit on the original application and there is no need to reapply.
- appeal period of DRB decision – what constitutes party status? Spelled out in statute, that is referenced in regulation.

The Commission continued discussion on regs revision from the minutes taken at the hearing:

Marshall will make a summary of how comments will be addressed.

Minutes will state when comments were considered and not changed; not “no action taken.”

- allowable units in village – 3 units are permitted; 4 requires conditional Use; exclusive of the single Accessory Dwelling ; and there is only one Accessory Dwelling per parcel, not per unit.
- Margaret Taft’s comment regarding underground parking and why it is discouraged in front of

buildings front of building – Commission discussed and decided to leave document as presented.

- Jeanine Carr's request for minimum lot in Village District – Commission discussed and decided to leave document as presented
- Measuring setback from right of way versus centerline of road – Commission discussed and decided to leave document as presented. Furthermore, the town ought to commission a study of the road widths and determine the right of way
- Roman Livak's request that the identifying number be the parcel ID number instead of the tax map number. Racht will ask VLCT how other towns do this. Huntington Listers are considering the creation of parcel ID number based on road name. Discussion about turning database into identifier (Jaquith) and not using letters, but sticking with numbers (Tedesco) The Commission decided to leave the identifying number as it now appears in the document.
- Margaret Taft's question about page 32 (d) where wording needs to be clarified. Segale: this does not count in density – change to include. Discussed Accessory Dwellings - single family dwelling allowed; duplex is allowed, but as it is not single family dwelling, so only one Accessory Dwelling, not two. Change in wording is needed for clarification.

Discussion will resume at the next meeting with a goal to review the rest of the comments on at the meeting on August 14 and finalize the document on 28.

**ACTION ITEM:** Marshall will send around written comments from Aaron Worthley, Debbie Worthley ad

**MEMBER BUSINESS:** The town's receipt of a potential donation of land; one acre in five-acre zone. Racht will contact VLCT to ask about how this would work as it is a subdivision of land.

**ADJOURNMENT:** Everett Marshall moved to adjourn; second by Terry Ryan. The meeting adjourned at 9:03 pm.

**Draft Minutes on town website:** July 29, 2017

**Unapproved Minutes to HPC:** July 29, 2017

**Minutes Approved:** August 14, 2017

**Minutes submitted to Town Clerk:** August 28, 2017