

RECEIVED 
DATE September 10, 2014

APPROVED

HUNTINGTON DEVELOPMENT REVIEW BOARD

Minutes of August 12, 2014

PRESENT: Joes Perella, John Altermatt, Jeanine Carr, Britt Cummings, Mark Smith, Mary Taft

ABSENT:

OTHERS PRESENT: Knox Cummin, Sarah Jane Williamson, Peter Purinton, Jedediah Randall, Bill White

MINUTES: Heidi Racht

The meeting began at 7 pm; chaired by Joe Perella.

After introductions were made the Board reviewed status of projects in process that were started with the Planning Commission.

Mark Smith proposed a four-minute report of the Huntington Planning Commission at the start of each meeting. He then gave a brief update of the Town Plan.

In answer to a question from John Altermatt about track changes for the next version, Smith explained that everyone is more interested in substantive changes. Knox Cummin added that the smaller changes in spelling and punctuation will not be shown as tracked changes.

PROJECTS UNDER REVIEW & ASSUMED FROM THE PLANNING COMMISSION:

1. Sarah Jane Williamson's adaptive reuse of the Jubilee Farm barn in Huntington Center. Williamson explained that her project is in the early planning stages. She would like to increase the capacity of the barn for events and create a mini-food hub. The front part of the barn will be insulated with a commercial kitchen behind it. She would like to open a café in the farm stand spot and use the kitchen for farm product processing. The septic plan has been completed and she is working with the Vermont Department of Health and Act 250.

Currently, the Conditional Use Permit allows for 10 wedding per year with up to 99 people. She has realized that there was more demand for 140-200 people. The new septic would be first and then the installation of indoor plumbing.

Williamson then asked if there was "anything problematic."

Mark Smith replied that the Town Plan Section on Economic Development would encourage this type of business in the community. Adaptive re-use of agricultural and other older buildings is also addressed in the Town Plan.

Joe Perella explained that an amended Conditional Use Permit would be required and the project would go through all the criteria.

Jeanine Carr suggested that Williamson talk to the Zoning Administrator when she is ready to

act on the project. Williamson responded that the project is in the planning stages this fall with fundraising and grant applications; nothing definite will take place before winter.

2. Peter Purinton Minor Subdivision on Bridge Street. The applicant, Jedediah Randall, and Peter Purinton reviewed the project application with the DRB. As an exercise in Subdivision Review, the Board read the application and went over the checklist to review the maps. Randall said that a road agreement was being drafted and would be available for the final review. Final Subdivision Review was scheduled for September 9, 2014, 7:30 pm; site visit at 7 pm.
3. Jones Minor Subdivision. This property (known as the McKenzie lot) is located at the end of Happy Hollow. The family proposes dividing the property into two parcels: 40 acres and 182 acres. There are no plans to develop the property, although a building permit has been issued recently for a primitive camp.
4. Nat Weaver Minor Subdivision. Discussed briefly, Weaver will need to go through Final Subdivision Review.
5. Smith/Baer/Wilday Major Subdivision. Discussed briefly. Mark Smith has recused himself.
6. Diane Cummings Major Subdivision. Final review will be scheduled when the application is submitted. Britt Cummings said that he will recuse himself.
7. Bill White Major Subdivision Sketch Plan Review. White appeared before the Board to discuss a six-lot subdivision. He reported that he has an Act 250 Permit. He presented two maps from that application; one was numbered and the other had letters for the lots. The Board explained to White that the entire project needs to be presented on a single map with the same units (numbers) for the subdivided lots. Preliminary Review will be scheduled when survey map has been completed. White will contact his surveyor and give him the checklist of what needs to be on the survey – this checklist had been provided.

DRB CLERK APPOINTMENT

MOTION: John Altermatt moved to recommend to the Selectboard that Heidi Racht be appointed DRB Clerk; seconded by Jeanine Carr. Passed unanimously.

The next meeting of the DRB will be September 9, 2014.

Adjournment: The meeting adjourned.

DRAFT MINUTES POSTED ON THE WEBSITE: August 16, 2014

UNAPPROVED MINUTES TO THE DRB: September 4, 2014

MINUTES APPROVED: September 9, 2014

APPROVED MINUTES TO THE TOWN CLERK: September 9, 2014