



APPROVED

HUNTINGTON DEVELOPMENT REVIEW BOARD

Minutes of May 12, 2015

PRESENT: John Altermatt, Britt Cummings, Joe Perella, Jeanine Carr

ABSENT: Mark Smith did not participate as a member of the DRB

OTHERS PRESENT: Mark Smith, Marijke Smith

MINUTES: Heidi Racht

RECEIVED 
DATE June 11, 2015

7 pm Public Comment
Minutes of April 14, 2015
Mail
7:15 Sketch Plan – Windekind Farm
7:50 Member Business
8 pm Adjourn

The meeting began at 7:09 pm; chaired by Joe .

Public Comment: None.

Minutes of April 14, 2015: Postponed to June meeting.

Mail: Notice from Bolton ZBA; VLCT notification of Planning Workshop on June 8

Sketch Plan Review Windekind Farm

Mark and Marijke Smith met with the Board to outline plans for a PUD on their land at the end of Bert White Road. A statement and maps had been submitted and these were examined as part of the proposal. The Smiths had a previous appearance before the ZBA for their project of expansion of their lodging/inn business. The approved CUD was for satellite accommodation buildings on the property.

The current proposal is to cluster seven residences on about seven acres in a PUD and have the rest of the land owned jointly by all the owners. Comparisons were made to the Village Hill and Sunrise Drive projects. The Smiths explained that the property that they retain will be left to their children.

Mark Smith talked about how they had a sense of cohesiveness with the guests who stay at Windekind. He also talked about the relationship with the ski center and the cooperation between the neighbors.

John Altermatt asked if the current regs supported this type of project. Smith responded that they were trying to get this project through before the new regs took effect, although the changes in the district [Rural Residential] were minimal in the revisions to the regs so far. He said that the term subdivision doesn't fit and the project crosses the line from a subdivision to a PUD. The project will be reviewed by the DRB.

Smith talked about their tax burden. Marijke Smith explained that the property had a lot of use by the neighbors.

Heidi Racht asked about the old town road and access to some of the proposed lots. Smith

explained that the road was moved in the 1980s.

Further comments:

1. Marijke Smith: buyers will be build their houses themselves; “we will come up with a plan”
2. Mark Smith: traditional subdivision lays out everything and if the developer owns it, he will pay the taxes; people come in and figure out what they want to do; they need to attract a group of buyers and make decisions as a group; there needs to be a critical mass
3. John Altermatt: this is a tricky end of a dirt road; a high density development; a lot of houses to put on the end of a road
4. Joe Perella: your hearts and goals are in the right place
5. Mark Smith: this will impact on their neighbors; there will be more traffic
6. Marijke Smith: they also use the land all the time; you don’t own the land on your own; we pay the taxes
7. John Altermatt: speaking about Smith’s position on the HPC and DRB, it is good that this is out in the open
8. Mark Smith: agreeing, stated that people hate surprises
9. Mark Smith: there is an enormous amount of sand on the property to accommodate septic
10. Marijke Smith: a large septic systems has already been built for the wedding business

Next meeting: June 9, 2015

A site visit to the Wheeler property (Brace farm) will be scheduled for 6:30 pm. Final Minor Subdivision Review will be at 7:15 pm.

Member Business

Joe Perella and John Altermatt talked about the DRB members meeting that they attended at Regional Planning.

Adjournment: The meeting adjourned at 7:57 pm. John Altermatt moved to adjourn; Jeanine Carr seconded.

DRAFT MINUTES POSTED ON THE WEBSITE: April 19, 2015

MINUTES APPROVED: June 9, 2015

MINUTES TO THE TOWN CLERK FOR RECORDING: June 9, 2015