

APPROVED

HUNTINGTON DEVELOPMENT REVIEW BOARD

Minutes of January 12, 2016



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

ABSENT: Mark Smith

OTHERS PRESENT: Zoning Administrator Ed Hanson, Bill White, Aaron Worthley, Tye Beaudry, Chris Beaudry, Brian Hayes, Sue Giovannetti

MINUTES: Heidi Racht

7 pm Minutes –November 10, 2015

Minutes –December 8, 2015

Mail

Public Comment

7:15 Bill White, Bert White Road, Major Subdivision Final Plan Review

8 pm Chris & Tye Beaudry, Sketch Plan Minor subdivision 1264 Economou Road

8:15 AFJ Grandchildren/Bellwether Craftsmen Conditional Use, 3848 Main Road

8:45 Member Business

Adjourn

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DATE

[Signature]
March 8, 2016

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

Public Comment: No public present.

Minutes of November 10, 2015: no quorum; tabled.

Minutes of December 8, 2015: Discussion on wording of variance for non-structures (driveways, etc). On Lake Iroquois, the Vermont Supreme Court case referenced Lewis Vs. Pickering. Jeanine Carr moved; Britt Cummings seconded; approved unanimously.

Mail: None

Bill White Major Subdivision Final Review: The hearing opened at 7:15 pm.

Attendance: Applicant Bill White applicant and Aaron Worthley, adjoining property owner.

The project is now four lots.

Presentation and discussion: Worthley said that as adjoining landowners, he and Dori Barton are supportive of this plan. He commented that the plan as presented was a "good solution."

Zoning Administrator Ed Hanson reported that he had "chased" the paperwork for State permits for wildlife areas. Wildlife and wetlands were taken up by the State and there were "no issues" significant enough to be a concern to the State.

Hanson said he is "happy to report" that all septic permits are in place except for Lot 4, which will require subdivision amendment should any development be proposed. There is a deferral of the state wastewater permit for Lot 4 because it is not going to be developed.

The DRB discussed fire safety and the town's ability to provide services. A fire pond (water source) was discussed but it was pointed out that this might be difficult to establish. Under 6.1.6, the Board determined that it was "not reasonable" to impose a pond requirement.

This led to discussion about the role of the fire chief in approval of subdivisions. Joe Perella offered to talk with Tate Jeffrey about more legal language in the regs.

John Altermatt commented that, as Fire Chief, he should be able to weigh in on services. Since the regs are not specific, the Board deferred to the new driveway permit, which requires signature of the Fire Chief. It was proposed that the issue of the role of the Fire Chief's recommendations should be addressed by the Planning Commission in the revision of the regs. The Board then determined that the regs do not give it the authority to require a pond. All agreed that the project cannot be held up.

It was reiterated that subdivision required underground utilities, so this would be the case with Lot 1 and any development on Lot 4.

The Board reviewed the Planning and Zoning Standards.

Issues raised include:

Energy conservation – hard to apply in the abstract;
Lot size – in conformance;
Outdoor lighting – suggested small, downcast light/shielded light source;
5.11 Standard decision

After the Planning Standards (Articles 5 and 6) of the Zoning Regulations were determined to be satisfied, in addition to the standard conditions of decision (access, acquisition of state and local permits) and construction stormwater runoff preventions and erosion control), the Board set the following conditions:

1. Lot 4 will not be developed;
2. Minor corrections to map.

The hearing closed at 7:58 pm.

Motion: John Altermatt moved to approve Bill White's Four-Lot Major Subdivision with conditions; seconded by Jeanine Carr. Approved unanimously.

Chris and Tye Beaudry Sketch Plan Review: Chris and Tye Beaudry presented a plan to divide their 18.6 acres into two lots: five acres with the existing house, which they would sell; remainder for their own use for a residence in the near future. Ed Hanson will check out the documents that were presented by the Beaudrys, including their deed, which states that the property can be divided into three lots (it is in the five-acre zone).

Motion: Jeanine Carr moved to approve the project for final review; seconded by Britt Cummings. Approved unanimously.

AFJ Grandchildren/Bellwether Craftsmen Conditional Use:

Applicants Brian Hayes and Sue Giovannetti presented the proposal to use the shop at 3848 Main Road as a back-up for extra space to the Liberty Head building currently being used by Bellwether . They plan to use the existing building, making no changes to the property.

The Applicant discussed the hours of operation: 7-6 M-F and 9 am to noon Saturday.

As this is a three-member business, traffic would be limited to 20 vehicle trips per day.

5.1.6 (noise) was reviewed. It was agreed that reasonable efforts are made to minimize most for the neighbors. (None were at the hearing, although this issue had been raised when this project came before the DRB in 2014). Woodshop tools and power equipment will be operating in the building.

The Board reviewed Section 4.2. of the Zoning Regulations.

Conditions: Hours of operation, traffic and noise limitation, as stated above.

Motion: John Altermatt moved to approve with conditions, as discussed; seconded by Jeanine Carr. Approved unanimously.

Member Business

1. Reviewed and approved Jeanine Carr's draft of DRB Report for Town Report. Racht will edit and send to Town Auditors.

Adjournment: The meeting adjourned at 9:0 pm. Britt Cummings moved to adjourn; John Altermatt seconded.

DRAFT MINUTES POSTED ON THE WEBSITE: January 16, 2016

UNAPPROVED MINUTES TO THE DRB: February 20, 2016

MINUTES APPROVED: March 8, 2016

MINUTES SUBMITTED TO THE TOWN CLERK: March 8, 2016