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August 13, 2015



APPROVED

HUNTINGTON DEVELOPMENT REVIEW BOARD

Minutes of June 9, 2015

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

ABSENT: Mark Smith

OTHERS PRESENT: Ed Hanson, Betty Wheeler, Dave Wheeler, Mike Devino

MINUTES: Heidi Racht

- 6:30 Site Visit - Wheeler Minor Subdivision, 4340 Main Road
7 pm Minutes - May 19, 2015
Mail - attached
Public Comment
7:15 Betty and Dave Wheeler, Minor Subdivision Final Review - attached
8 pm Adam Piper - discussion on acquisition of part of neighboring property (4 acres in 5-acre zone) - attached tax map
8:15 Mike Devino, Huntington Garage - discussion on parked cars in excess of HPC Site Plan Approval (attached)
8:45 Member Business
Brief Update on draft Zoning Regs
9 pm Adjourn

Wheeler Site Visit: At 6:30 pm, Joe Perella, Jeanine Carr and Britt Cummings conducted a site visit to the Wheeler property.

The meeting began at 7:03 pm; chaired by Joe Perella.

Public Comment: None.

Minutes of May 12, 2015: Carr moved; Altermatt seconded. Approved with minor changes.

Minutes of April 14, 2015: Cummings moved to approve; seconded by Altermatt seconded; approved unanimously with Carr abstaining.

Administrative Officer Ed Hanson reported that he had issued a Certificate of Occupancy (CO) to Bill White for the mobile home at 755 Bert White Road. He said that the State had issued a report with final approval for the clean-up of the two trailers. Hanson said he was "happy to report" that he had retired all violations except one.

Mail:

1. Letter, dated May 15, 2015, from Ed Hanson to Diane Cummings authorizing a 90-day extension to her request for an extension of the deadline for submittal of a revised plat to August 1, 2015.
2. Letter, dated May 26, 2015, from Vermont Agency of Natural Resources to Diane Cummings, acknowledging receipt of WW-4-200-1, an amendment to a previous application.
3. Notice of Violation issued by Administrative Officer Ed Hanson, dated May 27, 2015, to Jeff Pail

for failure to obtain necessary zoning and access permits to authorize the construction of a two-story duplex dwelling.

4. Letter from Zoning Administrator Ed Hanson, dated May 24, 2015, to Jeff Palin concerning complaints about the number of cars parked in front of the Huntington Garage, in excess of the six permitted by the Huntington Planning Commission, in 2003 Site Plan Approval.
5. State of Vermont Land Use Permit Amendment #4C1015-3, issued May 15, 2015 to William White, for six lots. On Bert White Road.
6. State of Vermont Agency of Natural Resources letter, dated May 28, 2015, to Barbara Mayo Revocable Trust, acknowledging receipt of WW-4-4455, for proposed single family residence on Ross Hill.

Betty and Dave Wheeler, Minor Subdivision Final Review The hearing was chaired by Joe Perella, beginning at 7:15 pm.

The project is a two-lot subdivision, located on the Main Road, north of Huntington Center, in the Village District (one-acre zoning). Each lot will have a single-family residence. The residences are the original farmhouse (Lot 1) and the secondary residence erected on the property when it was a working farm (Lot 2).

The Board reviewed the list of requirements, many of which were not applicable due to the existing residences, wastewater and drilled well. The Board identified minor changes to be made on the survey:

1. correct the spelling of Chittenden;
2. add 4340 to the address;
3. show wastewater location on survey.

At the request of the Applicant, a waiver was granted for letters addressing municipal and school services.

The Applicant briefly discussed the shared well on Lot 2 and shared wastewater on Lot 1. The boundary of the property will be on the shared driveway. These issues will be addressed in the warranty deed.

The hearing closed at 7:30 pm.

MOTION: Jeanine Carr moved to approve; seconded by Joe Perella. Approved unanimously with minor changes to be made on the mylar.

Land Use Regulations Discussion of Public Meeting on May 5 Discussion about hearing.

Adam Piper did not appear at the meeting. The Board briefly discussed his proposal.

Revision of Land Use Regulations: The Board discussed the May 5 public meeting.

Mike Devino, Huntington Garage: appeared to discuss Notice of Violation on property owned by Jeff Palin for cars in front of the Huntington Garage in excess of the permitted six, as part of the Conditional Use Review in 2003. Ed Hanson had issued a letter, stating that he had received complaints of excessive cars from "neighbors." Hanson pointed out that the applicant is taking action to correct

this. Currently, it is a stay of enforcement. Devino will talk with Palin about for the discussion on the request for change to the Conditional Use Permit. The Board emphasized that rather than having Devino serve as his agent, Palin should come in and participate in the discussion since to reconsider the decision is to open the discussion for other aspects of the permit. Perella stated, "It's in his interest to be here." Altermatt added, "If a change is made to Conditional Use, there may be other changes." Devino agreed that he did not feel qualified to speak for Palin.

The Board agreed with Perella, that, "It's in Mike interest to have this resolved with legal boundaries."

Member Business

None.

Adjournment: The meeting adjourned at 9:07 pm. John Later, . moved to adjourn; Mark Smith seconded.

DRAFT MINUTES POSTED ON THE WEBSITE: June 13, 2015

UNAPPROVED MINUTES TO THE DRB: June 29, 2015

APPROVED: August 11, 2015

SUBMITTED TO TOWN CLERK: August 13, 2015