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August 13, 2015

APPROVED

HUNTINGTON DEVELOPMENT REVIEW BOARD

Minutes of July 21, 2015

PRESENT: Joe Perella, Jeanine Carr, Mark Smith, Mary Taft

ABSENT: John Altermatt, Britt Cummings

OTHERS PRESENT: Troy Liberty, Lisa Liberty, Adam Piper, Bill White

MINUTES: Heidi Racht

7 pm Minutes – June 9, 2015

Mail (attached)

Public Comment

7:15 Adam Piper - discussion on acquisition of part of neighboring property (4 acres in 5-acre zone)

7:45 Bill White Preliminary Subdivision Review – resumption of review from September 30, 2014

8:45 Member Business

Brief Update on draft Zoning Regs

9 pm Adjourn

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

Public Comment: Troy and Lisa Liberty asked the Board about opening a vehicle inspection business at their 17 Ledgeview Drive residence. They will be scheduled for a Conditional Use Review on August 11 at 7:15 pm.

Minutes of June 9, 2015: Postponed to August meeting.

Mail:

1. Various wastewater correspondences, by way of information.
2. Letter from Duncan Keir, expressing concern that he received a letter from the state notifying him that a wastewater system to be installed on adjacent property owned by Diane Cummings may impact his ability to use his property. Why wasn't this brought up at the Subdivision Review? The notification of neighbors is a new requirement; the isolation zones are there and previously the neighbors were not notified. The DRB cannot supercede the authority of the state for wastewater. This had also come up previously with the Planning Commission when the wastewater site property in the Andy Palmer subdivision affected property across the road owned by Joe and Beverly Spence. In discussion around this topic and whether it should be in the jurisdiction of the DRB, the group decided that it did not have the time or expertise. Mark Smith said he would raise this issue with the Planning Commission as to whether this should be submitted in documents for town review. Racht mentioned that notices come to the town from the state, but they are copies of correspondences and do not show maps.

Adam Piper: Adam Piper returned to the DRB to talk about the potential purchase of a property on his road that is adjacent to his family's property; it is less than a half acre of a four-acre property. The question is would this be allowed or would it make a pre-existing non-compliant property less

compliant. After a discussion and the reporting of research on variances and Vermont Supreme Court cases by Joe Perella, the Board told Piper that he could go ahead with the possibility of purchasing a small piece of land from a neighbor for agricultural use. Perella noted that variances "have to be justified by our regs."

Bill White Major Subdivision Review:

Mark Smith recused himself as a member of the DRB.
Also present for the hearing was Adam Piper.

Bill White reviewed the project. It has been presented as a six-lot subdivision, but White said it could be 5 lots or 4 lots. He also has a potential buyer for Lots, 4, 5 and 6, although maybe one of his sons might want some of the south side of the road.

A long discussion about what has happened and the fact that the violations have been addressed led to a comment from Perella that, should the subdivision be approved, as a matter of right, there could be six houses on six lots. Jeanine Carr noted that the first step is how is this property going to be divided.

Perella told White that clarity would save him time and money. He needs to know how many lots and the configuration before the project can go through review. He suggested that White take another month or two and figure this out and come back with concrete plans and a specific plan.

Mark Smith talked to White about this costs. "This is a complicated subdivision. We aren't trying to stop this. It is going to have to meet a lot of criteria." Carr added that the DRB needs to know from the start what the project looks like. "If you come together with a solid plan, we will review it."

The DRB, in answer to a question about the subdivision, noted that any division of this property would need to go through review, even if one person bought the entire side of the road.

Member Business

Mark Smith gave an update on the regulations revision. He noted that the HPC is dealing with an enormous amount of information and that it is also in "low gear" for the summer. The comments have been codified into a workable grid. The document is considering a lot of "editorial conceptualization" especially around the Lower Village. The HPC is giving a lot of consideration to the comment and will come to another public meeting and repeat the process, so the document becomes narrower and has more consensus.

Carr responded and then Smith said that there are not two camps around the village. The discussion is not that far apart and the HPC needs to look at what "tools we use to get there." Everyone has a desire to sustain the character of the village.

Discussion of notification of neighbors regarding building permits was discussed. Carr noted that in the proposed regs, the authority of the Zoning Administrator is expanded. Perella responded that "you can build whatever meets the regs."

Adjournment: The meeting adjourned at 8:53 pm. Jeanine Carr moved to adjourn; Mark Smith seconded.

DRAFT MINUTES POSTED ON THE WEBSITE: July 26, 2015
UNAPPROVED MINUTES TO THE DRB: August 7, 2015
APPROVED: August 11, 2105
SUBMITTED TO THE TOWN CLERK: August 13, 2015