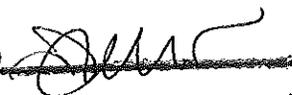


APPROVED

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DATE January 14, 2016



HUNTINGTON DEVELOPMENT REVIEW BOARD

Minutes of December 8, 2015

PRESENT: Joe Perella, Jeanine Carr, Mark Smith, Britt Cummings

ABSENT: John Altermatt

OTHERS PRESENT: Zoning Administrator Ed Hanson, Barbara Brace, Amanda MacDonell, Bill White, Jeff Price

MINUTES: Heidi Racht

7 pm Public Comment
Mail / Minutes of October 13, 2015 / Minutes of November 10, 2015
7:15 pm Barbara Brace Minor Subdivision – Final Review, 958 Texas Hill Road
7:50 pm Bill White Major Subdivision – Preliminary Review, Bert White Road
8:40 pm Member Business
9 pm Adjourn

The meeting began at 7:04 pm; chaired by Joe Perella.

Public Comment: No public present.

Minutes of October 13, 2105: Jeanine Carr moved to approve; Britt Cummings seconded. Approved with minor corrections.

Minutes of November 10, 2015: no quorum.

Mail: Discussion of email from Ed Hanson about waivers. Joe Perella stated that a property owner can get a variance for lot size, not just for a structure. He cited a 1975 Vermont Supreme Court case (Lewis v. Pickering), noting that state statutes say structure, but the Court applied it broadly. Hanson responded that if there is case law to support it, the DRB should cite the court case in a Conditional Use decision. Other Board members also weighed in with Mark Smith agreeing, but noting that this has to be used with a lot of discretion. Cummings noted that it is double-edged and Perella summarized that there could be the possibility of real hardship that results in a minimal imposition on the interpretation of the reg.

Barbara Brace Minor Subdivision Final Review: The hearing opened at 7:16 pm. Property owner Barbara Brace appeared before the Commission presented a revised site plan with the changes suggested by the DRB during Sketch Plan Review; also in attendance was Amanda McDonell, who has an interest in the property. After reviewing the criteria and the site map, a couple of changes were made and the hearing was closed.

Britt Cummings moved to approve; seconded by Mark Smith. Approved unanimously.

Hearing closed at 8:33 pm.

Bill White Major Subdivision Preliminary Review: The hearing opened at 7:50 pm. In attendance were the applicant and Jeff Price (Ridge Drive), adjoining property owner. White presented a proposed subdivision with four lots divided from 124.18 acres (Lot 1 – 27.36 acres, Lot 2 – 6.89 acres, Lot 3 9.22 acres; Lot 4- 80.34 acres). He had originally planned to divide the property and deed parcels to his six children, but has found that only one is interested. White said that Lot 4 would be sold as land to be undeveloped, so the future property owner would come before the DRB for subdivision amendment.

Ed Hanson confirmed that the property is now in compliance. The farmhouse is now a storage building and septic permits are in place.

The property's four lots include an existing mobile home (Lot 3) , the farmhouse/storage building on Lot 1, Lot 2 which will be sold as a house site and Lot 4, which is 80+/- acres to be sold to an adjoining property owner.

The changes to the project map include adding the name of the subdivision and reversing Lot 1 and Lot 2. Contour lines need to show 20' changes.

In discussion about historic and cultural features, Mark Smith suggested that White consider putting the farmhouse into this category. The house is almost 200 years old. White said he would consider this.

Ed Hanson will contact the state to see if there is any designation of wildlife habitats or other natural features that need to be shown on the maps.

After reviewing the criteria and the site map, the Board determined that the project is ready for Final Review. Scheduled for January 12, 2016, 7:15 pm, if map corrections are made by December 14.

Member Business

1. Brief discussion of Weston property change of use (1925 Happy Hollow); agreed that a visit to the property would be helpful. Racht will try to schedule with St. Amour. Also, St. Amour needs to get septic certification. Someone commented that this was scope creep – property that starts out as one use (camp) and then through other uses requests are made to make it something else that doesn't meet the regs. The regs clearly state that there needs to be a licensed design for septic on the property, Hanson stated. With a seasonal camp, there has to be certification on the means for disposal of human waste. No more provisions are provided by the state for the construction of outhouses.

Adjournment: The meeting adjourned at 9:09 pm. Cummings moved to adjourn; Carr seconded.

DRAFT MINUTES POSTED ON THE WEBSITE: December 10, 2015

UNAPPROVED MINUTES TO THE DRB: January 7, 2016

MINUTES APPROVED: January 12, 2016

MINUTES SUBMITTED TO THE TOWN CLERK: January 12, 2016