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APPROVED

Huntington Development Review Board  
Minutes  
October 11, 2016

**Present:** Joe Perella , Jeanine Carr, Mark Smith, Ed Hanson (Zoning Administrative Officer), Jackie Fuller, Knox Cummin

**Absent:** John Altermatt, Britt Cummings

**Minutes:** Heidi Racht

**AGENDA**

- 7 pm Public Comment
  - Minutes of September 13, 2016
  - Mail
  - Budget
- 7:40 Knox Cummin - discussion of PUD amendment - Village Hill
- 8:10 Administrative discussion
- 8:40 Adjourn

The meeting was called to order at 7:03; chaired by Joe Perella.

**Public Comment:** Jackie Fuller, 4870/4890 Main Road, talked about doing a minor subdivision of two properties to create three separate lots. She and her husband Marty own a house, outbuildings and 11.2 acres; Marty Fuller owns the adjoining property, which is a duplex with 1.8 acres. They are proposing to create third lot of the back field, of the two properties, which would be sold for agricultural use; this would create a landlocked property, but Fuller stated that there was a deeded access through the Town Garage property which would allow for access. The Board discussed the nuances of Fuller's proposal including protecting two historic, important properties that add to the village character (Smith), and the continued use of the field for agriculture, which is also mostly on the flood plain.

**Minutes of September 13, 2016:** tabled until the next meeting, which is November 15, as November 8 is Election Day.

**Budget:** The Board reviewed a draft of the budget. It agreed to increase the clerk/administrative support, based on the work being performed: agenda drafting, scheduling of projects, warning and posting project hearings, presenting the board with materials in advance of the meeting, minutes, drafting decisions, sending out decisions through Certified Mail, and other tasks. Plus, there had been no increase in 2016-2017.

The Board agreed to present the budget as drafted; approved unanimously.

**Other Discussion:** Zoning Administrator Ed Hanson asked the Board to consider a project that might need a Variance. The Audubon Center is proposing to remove and ell on the house at 214 Main Road, and put up a smaller deck in its place. The deck would be 44' from the center of the road, which makes it 6 feet within the setback. However, it is farther back from the road than the existing building. In light of the decision of the Board on September 13 to not require a Variance for another project that is replacing a non-complying structure, Hanson said he wished to get a ruling from the Board before requiring a

Variance application. The Board discussed the project briefly and determined that no Variance was needed.

**Knox Cummin - discussion of PUD amendment - Village Hill:** Knox Cummin discussed a change to the PUD at Village Hill. He said that he wanted to “expand out a little to give people more breathing room” The size of the lots, in general, would be bigger. “People want back yard,” he said, so the houses on the north side of the project would be north of the road, instead of south; thus, creating backyards for four houses. He is not changing the number of dwellings as the septic is already in the ground.

Cummin is also proposing to move the south line of the project northward, away from Lachapelle and Nyland. He said that there could be another house in this area that would not be part of the PUD, but might utilize the water/wastewater. Due to the change in the boundaries of the project and the fact that the project is not a symmetrical lot, there would be an increase in the acreage.

Mark Smith talked about common land at Windekind and its value and encouraged Cummin to consider the value of the common land on the rest of the property as a means to encourage potential buyers to consider what they would be getting in addition to their house lot.

The Board discussed how to warn the shift of the north and south boundaries and the change of location of the proposed dwellings. Hanson offered to draft language and send it to Racht.

**Member Business:**

Next meeting: November 15, as November 8 is Election Day.

**Adjournment:** Joe Perella moved to adjourn; second by Jeanine Carr. Meeting adjourned at 8:02 pm

**Unapproved minutes on the website:** October 16, 2016

**Unapproved minutes to DRB:** October 16, 2016

**Minutes Approved:** January 10, 2017

**Minutes to Town Clerk for Recording:** January 10, 2017