

APPROVED

RECEIVED
FOR RECORD
DATE January 12, 2017



Huntington Development Review Board
Minutes
November 15, 2016

Present: Joe Perella , Mark Smith, , Britt Cummings

Absent: John Altermatt, Jeanine Carr

Others present: Knox Cummin, Niktarios Konstantinopoulous, Christa Konstantinopoulous, Betty Ann Hill, Mark Hill, Annelies McVoy, Becky Giroux, Jackie Fuller

Minutes: Heidi Racht

AGENDA

- 7 pm Knox Cummin – Final Review of PUD amendment - Village Hill
- 8 pm Martin and Jackie Fuller – Final Subdivision Review, 4870 and 4890 Main Road
- 8:40 Public Comment
Minutes of September 12, 2016
Mail
- 9 pm Adjourn

The meeting was called to order at 7:05; chaired by Joe Perella.

Minutes of September 13, 2016: Britt Cummings moved to approved; second by Mark Smith. Approved unanimously.

Minutes of October 11, 2106: postponed to next meeting.

Knox Cummin - Final Review of PUD amendment - Village Hill: The hearing began at 7:17 pm.

Attendance: Niktarios Konstantinopoulous, Christa Konstantinopoulous, Betty Ann Hill, Mark Hill, Annelies McVoy, Becky Giroux

Introductions were made.

Knox Cummin presented the changes to the project approved by the HPC in 2013, explaining that the basic issue is he “built the first house two years ago. People come out to Huntington to have more space.” He said the realtor told him he should try something new.

Cummin is proposing to move the south boundary by 80 feet and the north boundary by 100 feet, increasing the acreage in the PUD by .89 acres.

Betty Ann Hill asked if Cumming planned to build “spec” houses or just build when someone buys a lot? Cummin replied that is “hard for people to get a grasp of the project with one house.”

Mark Hill said he appreciated the woods [the Hills are adjacent to the north side of the Village Hill property]. Cummin responded that there would be 400 feet to 500 feet of woods remaining between the proposed new boundary and the properties on Raven Ridge Drive.

Annelies McVoy asked Cummin to explain the wastewater locations that are indicated on the project site plan. Cummin said that this was an earlier version of the project for the entire property and did not pertain to what was being discussed. He commented that “it’s a challenge” to do any construction in the village due

to overlapping well shields and wastewater. Due to the soils on this site, he thought there was the potential for a main to the area if “people wanted to pipe septic.” He added that “most of the nucleus of the village could be serviced in the three wastewater sites.”

Joe Perella asked about the number of dwellings and Cummin said it would be “one less.” Perella asked about the residual land on the south side of the project. Cummin said it could be a separate house. He had started with a small buffer and now it is larger, slightly more than an acre. He explained that the neighbors [Lachapelle and Nyland] would not be dealing with an association.

After more discussion about the project, Cummin responded that he had already built a septic system for eight houses.

McVoy said she had a concern that the property [built house] isn’t moving as yet and she thought it was risky to take down all the trees in the area of expansion to the north. Cummin responded that he was not taking down all the trees. Linda St. Amour [realtor] had said that people wanted privacy. However, he added, that some of the trees would be removed because “I want people to have able to have solar panels.”

McVoy expressed concern about deeryard encroachment. She suggested that one option could be houses clustered in groups of two or three. Cummin said, “People didn’t want to share a garage” so it seemed unlikely that they would want to be in a cluster. He added that the project was well suited for South Burlington, but not so much for Huntington, it turns out.

There then followed a discussion about the woodlot on the remainder of the property, which is in Current Use. The woodlot is in a forest management project. McVoy said it didn’t make sense to cut land high on the property, bypassing the lower, less valuable trees and requiring a logging road through the middle of the forest.

Becky Giroux asked if Cummin would allow people in the development to cut wood. Mark Smith advised, “You could give rights to the rest of the land as an association; as long as you don’t subdivide, you don’t violate Current Use. Buyers [of the houses] are buying a more comprehensive piece of real estate. You would give assurance to the neighbors with a new model.” Cummin responded, “Everything is on the table. Smith said, “You could market it differently.” Cummin said he did not want to increase the price. “Part of the problem,” he said, “is we built a nice house and put a lot into it. Get people in there and within five years...” Smith said that Cummin could consider the expanded woods use anytime.

Perella remarked, “This is separate and distinct from what we are looking at tonight.” He then asked the attendees for any other comments on the project before the Board.

Giroux said she “appreciated the buffer and the trees.”

McVoy had a concern about logging. The logging trail, as marked, goes into the wetland as opposed to following the existing logging trail. This “will bring more water onto our properties. This is already a problem.” Taking out trees creates forest fragmentation. The steep terrain has erosion issue. She noted that hemlocks are marked in the woods and asked about the tape. “Cummin responded, “Different people have been there.” McVoy countered, “It’s new.” She then talked about the possibility of having the logging truck enter and exit through Raven Ridge, noting that the road was due for a reconstruction anyway.”

Perella talked about the role of the DRB, noting "The DRB should not delve into lumbering." In response to another concern by McVoy, Perella said, "You could be doing this [discussion with the property owner/developer]. We don't have jurisdiction over forest management operation.

Cummin said, "I would be delighted not to cut through the woods." Giroux asked about chipping and Cummin replied that the tops would be left up there. Perella asked if Cummin proposed to expand the wetland buffer. No plans at present.

McVoy said she wanted to move the houses further away from the wetland buffer. Smith said, "The project has already been approved. The Board has to go forward and do its business. Conditions on this would overstep our jurisdiction."

Betty Ann Hill asked why the boundary had to be moved. Perella asked Cummin if he had a specific idea for doing this. Cummin responded to "give more space. I think it [the original project] is a great idea, but people aren't buying it, so it's not so great." He then went out to address cutting trees near the project again saying that there were no plans to clear further.

McVoy suggested to Cummin that he wait five years for the costs of super-efficient houses to drop. The first house would be a loss leader. Cummin replied that there are carrying costs. "The taxes went way up after the PUD was approved. "I can't wait five years." He said the property could be sold to a professional developer.

Perella commented that this change increased deeryard preservation. Is this really a material change to the original or is this a departure? Right now, I'm not seeing grounds to delay or deny - unless Knox wants us to."

McVoy speculated on what would happen with a new owner. Perella responded that a new owner would be bound by the decision. Any changes to the approved project would have to come back.

McVoy asked if there were things here than concern the DRB. Perella said, "The property can change hands. I'm not sure how we assimilate this into our decision."

Smith said he liked the project- the architecture, the high green standards and how it contributes to the part of Huntington where it sits. "Knox is protecting a large stand of trees due to concerns." He said, "You have a good horse right now that needs to be ridden."

A brief discussion on reducing the number of houses, to reduce the appraisal, followed. It was noted that the Listers would reduce the value; a tax refund would need to go to the Selectboard [actually, it's the Board of Abatement, which includes the Selectboard and BCA].

Perella summarized conditions: the project has a reduction in residences from eight to seven; amending the plat map; remove three future wastewater disposal areas from site plan; file new survey.

MOTION: Britt Cummings moved to approve the amendment to the Village Hill PUD; seconded by Mark Smith. Approved unanimously.

The hearing concluded at 8:13 pm.

Martin and Jackie Fuller – Final Subdivision Review, 4870 and 4890 Main Road:

See footnote at the end of this section. What follows for the hearing is what was done on November 15, 2016.

No neighbors were in attendance. Jackie Fuller presented the project to the DRB. As Britt Cummings was not in attendance at the meeting on October 11, she reviewed the proposal: divide .93 acres from 4890 Main Road (parcel 80240; tax map # 15-006.000) leaving 1 acre and an existing duplex and dividing 9.62 acres from 4870 Main Road (parcel 80240; tax map #15-005.000) leaving 1.62 acres and an existing residence and outbuildings. The parcel created by this subdivision of two separately owned properties is a field that would be used for agriculture and is mostly in the flood plain; it would be landlocked and needs to have an easement through Town of Huntington property.

Heidi Racht said that the Selectboard had discussed the proposed easement and Road Foreman Yogi Alger was fine with it. The Fullers have agreed to pay legal costs associated with drafting the easement before sale.

Other discussion included:

1. no buildings are proposed as the property is in flood zone;
2. 4870 Main Road would not have been allowed, under the present regulations, to be subdivided from a larger property as proposed, as the road frontage is 20 feet plus/minus. Fuller remarked that this has historically been a separate lot and, it was never merged since it is owned separately by her husband. They planned to retain this property.
3. Mark Smith said he was "happy that town land is involved."

The Board discussed conditions:

1. Obtain easement through town property to grant access to a 10.55 acre parcel for agricultural purposes only;
2. Monuments need to be in place;
3. Applicants need to pay fees associated with the approval;
4. File survey with tax map numbers and other standard information.

The applicant requested and received a waiver for letters from the Huntington Fire Chief and CESU Superintendent as this is not applicable to this subdivision.

MOTION: Mark Smith moved to approve with conditions; second by Britt Cummings. Approved unanimously.

The hearing closed at 8:50 pm.

[**NOTE:** At its meeting on January 10, 2017, the Board voted to approve these minutes with the following insertion: The Board discussed the Fuller subdivision approval (on January 10, 2017) and determined that, based on the definitions on page 29 of the regs, the project did not have to go through subdivision as it is an agricultural lot. The minutes reflect that the entire DRB is in accord. Language for easement will be handled by Town Attorney.]

Member Business:

No meeting in December.

Adjournment: Joe Perella moved to adjourn; second by Mark Smith. Meeting adjourned at 8:52 pm

Unapproved minutes on the website: November 19, 2016

Unapproved minutes to DRB: November 19, 2016

Minutes Approved: January 10, 2017

Minutes to Town Clerk for Recording: January 10, 2017