

Unapproved

Huntington Development Review Board

Minutes
January 10, 2017

RECEIVED
FOR RECORD
DATE April 11, 2017



Present: Joe Perella, Mark Smith (see below), John Altermatt, Jeanine Carr, Britt Cummings

Absent:

Others present: Ed Hanson (Zoning Administrator), Mark Smith, Marijke Smith, Steve Hood, Aaron Worthley (Arrowwood Environmental), Shane Muller (Weston and Sampson project engineer)

Minutes: Heidi Racht

AGENDA

- 7 pm Public Comment
 - Minutes of October 11, 2016
 - Minutes of November 15, 2016
 - Mail
- 7:15 Review action/decision of Fuller agricultural lot
- 7:25 Sketch Plan- Windekind Farm PUD
- 8:30 Member Business
- 8:40 Adjourn

The meeting was called to order at 7:02; chaired by Joe Perella.

Public Comment: No public was present.

Member Business: The Board discussed and approved the Town Report narrative, drafted by Heidi Racht.

Fuller subdivision: The Board discussed the Fuller subdivision approval (later agenda item) and determined that, based on the definitions on page 28 of the regs; the project did not have to go through subdivision as it is an agricultural lot. Specifically, this is because it is the transfer or lease of land for agricultural purposes. The Selectboard will not issue an easement without a restriction on the access to the parcel, but this is not the business of the DRB. The Board concurred with the proposal to go through Town Attorney Jim Carroll, who will insert the restriction. It was proposed that the minutes reflect that the entire DRB is in accord that this is not a Minor Subdivision as it is necessarily done through exclusion in the regulations and the landowners agree. Carroll will let the Selectboard know when language is done, so the easement will be granted.

The Board also instructed the clerk to make a note in the minutes of November 15, which references this later discussion and determination.

Next meeting: February 28.

Minutes of October 11, 2106: Jeanine Carr moved to approve; second by Britt Cummings. Approved, one change.

Minutes of November 15, 2016: Joe Perella moved to approve; second by Britt Cummings. Approved unanimously with insertion of footnote as discussed above.

Mail: none.

Sketch Plan Review – Windekind Farm PUD (Smith): The hearing began at 7:17 pm.

Mark Smith removed himself from the Board for this discussion.

Attendance: Ed Hanson (Zoning Administrator), Mark Smith, Marijke Smith, Steve Hood, Aaron Worthley (Arrowwood Environmental), Shane Muller (Weston and Sampson project engineer)

Mark Smith introduced the project, stating, "Marijke and I want to stay at Windekind the rest of our lives." He talked about sustainability and wanting to "leave the farm a better place than we found it. This is a mission-driven project." He stated that the goals are shown in the mission statement.

Smith described the project as following a cohousing model; a holistic design where the parts enhance each other. The project was discussed in terms of permaculture as applies to agriculture and community development. He went on to talk about his role in crafting the Planning Commission's zoning regs, saying he "liked the PUD [Planned Unit Development] provisions" and highlighted the key principles from page 21 of the Huntington Zoning Regulations (HZR): cluster development of housing; facilitate street economically; new development maintains historic settlement patterns; opportunity for diversity of housing types, including affordable housing. He referred to 4.5.8.1 on page 25 of the HZR where multiple principle structures if multiple ownership of a single structure may be permitted.

Joe Perella asked about the density bonus (HZR 4.5.8.2) and Smith replied he "didn't need to take advantage of this." The project map was consulted. Smith explained that the farm was to be divided into six zones with each zone having its own purpose. There is a focus on clustering. Most of the project is around a south-facing "bow!" with a view and opportunity for solar light. He allowed as the biggest challenge is a steep slope for some of the residences. It was pointed out that under 20% slope is a requirement in the HZR. Worthley, later in the meeting, stated that there was "no development on the 20% slope.

It appears that the project will have 11 lots, including 28 acres to be deeded to daughter Anneliese Smith. Lot 1 is the farmhouse, and Lots 1-9 have an equal share in Lot 10.

Ed Hanson asked about with the state – Act 250, stormwater management, septic. Project engineer Shane Muller answered that there would be under one acre of impervious surface; the wastewater, designed by Steve LaRosa, is a community system and will be shallow, in-ground; the wells will be community water, but not fully as there are plans to drill two additional wells only.

Smith explained that much infrastructure is now in place from the wedding business.

Perella asked if the common land runs with the residential lots. Smith replied the provisions of the bylaws state that if a property is sold, the community has an option to buy at fair market value. He also stated that his daughter, Anneliese, "doesn't have an interest" in the common land.

Aaron Worthley talked about wetland permitting needed for the crossing of a wetland for an access road into the "Plantation". He stated that this will cross a "small portion" of wetlands and the state is "open to crossing the wetlands to reach development in the uplands area."

Perella asked about special culverts and Worthley explained that there would be a culvert to allow amphibian crossing.

Perella asked about the timetable for the sale of the properties. Smith responded, "We need a clear sense of where we stand with this Board. We would like to build this summer. Two families have signed on."

Hanson asked if the acceptable building envelopes had any special setbacks. A PUD is the only way the DRB can approve a nonconforming lot.

Steve Hood spoke about his impression of the project, particularly in the design standards. He said he was “impressed with the PUD regulations” and the project had “ten years of thought.”

Britt Cummings asked, “Will you specify setbacks and parameters for each of the lots?” Worthley replied, “The frontage is applied to the entire PUD. Sub-lots don’t follow this.” The proposal will say what the building envelopes are. Hanson added, “The final plat will be a guide to where buildings can and can’t go.”

Perella stated, “The common land is no longer subject to subdivision.” Smith agreed, stating, “The primary motivation is to preserve the land and also protect the trails.”

Heidi Racht talked about Bert White Road, noting that nine more houses at the end of this road will have an impact. Jeanine Carr asked Worthley about his impression of the road, as he is a resident. Worthley replied that it wasn’t all that bad. He said, “Someone’s going to subdivide.” He talked about conventional versus creative development, noting he preferred the latter. Back to the discussion about Bert White Road, with Racht stating that it can be impassable in the spring during mud season. She referred to internet posts by Jordan Davies where he decried the mud. Worthley said, “Newcomers don’t know what is there and the first year. They are surprised and complain. Carr added, “If people choose to live on the road, then that is their business.”

Marijke Smith talked about the Huntington Fire Department having an access. Perella asked Mark Smith if he had talked with Yogi [Road Foreman Alger] about the project and Bert White Road. Smith said, “The town is going to derive revenue.” Muller said, “We’ve been talking with the Fire Department to get approval for a fire truck turn-around.” He went on, “We can only make sure the project we are working on has minimal impact.”

John Altermatt asked how this version contrasted with the original project. Smith said that is an expansion of the rental business. Hanson said this was six or seven cottages. Altermatt said, “We questioned the number of units.” Smith responded, “We’re way down on the small end of cohousing - 20 to 25 units. This has a better economy of scale and a sense of community.

Altermatt pressed on, “I want to review why we capped the number of units back then.”

The Board went on to review the criteria for Sketch Plan Review. Salient points include easements, covenants to be put on Lot 10 – Common Land, which will be subject to restrictions and have documented reference.

At the request of the applicant, the Board said it would consider a waiver of a survey of the entire property.

Altermatt asked about covenants (4.5.7.5) and natural resources. Worthley replied, “We’re looking at wetlands and streams.”

ACTION ITEM: The Board determined that the project was ready to advance to Preliminary Review, noting action on Sketch Plan is nonbinding.

The Preliminary Plat and application are due at the office on February 13 for the March 14 meeting.

Smith asked whether there would be “anything to impede” the project moving forward. Perella suggested he have a conversation with the Road Foreman about impacts on Bert White Road.

Adjournment: John Altermatt moved to adjourn; second by Britt Cummings. Meeting adjourned at 8:52 pm

Unapproved minutes on the website: January 16, 2017

Unapproved minutes to DRB: April 5, 2017

Minutes Approved: April 11, 2017

Minutes to Town Clerk for Recording: April 11, 2017