

Approved

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DATE May 15, 2017



Huntington Development Review Board

Minutes

April 11, 2017

Present: Joe Perella, John Altermatt, Jeanine Carr, Britt Cummings

Absent: Everett Marshall

Others present: Ed Hanson (Zoning Administrator), Joe Spence, Matt Gough, Curtis Trousdale, Jim Christiansen, Don Dresser, Knox Cummin, Rich Lachapelle, Eliot Lothrop, Mark Smith, Marijke Smith, Aaron Worthley (Arrowwood Environmental), Steve Hood, Terry Boyle, Gordon Miller, Nat Weaver, James Lindars

Minutes: Heidi Racht

AGENDA

- 7 pm Public Comment
 - Minutes of January 10, 2017
 - Minutes of November 15, 2016
 - Mail - Tim Jones request to change lot access on Happy Hollow (materials attached)
- 7:15 Knox Cummin - discussion of sale of property to adjoiner - subdivision or boundary line?
- 7:21 Eliot Lothrop - question about commercial building at 164 Hinesburg Hollow (Kiorpes, property owner)
- 7:30 Windekind Farm - Preliminary Review - 10-lot PUD, end of Bert White Road
- 8:15 Nat Weaver - Preliminary Review - 3-lot major subdivision, end of Weaver Road
- 8:45 Member Business
- 9 pm Adjourn

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

Public Comment: Public in attendance for hearings.

Mail: The Board received a request by Tim Jones for a determination on whether a change to the subdivision map could be made without a hearing before the DRB. The change is an access across Lot 2 to Lot 1. Matt Gough and Curtis Trousdale, potential buyers, appeared before the Board. After a brief discussion, the Board determined that the project could go on the agenda of the May 9 meeting as a change to the subdivision plat. Racht will contact Jones with the information.

Knox Cummin determination on sale of land to adjoiner: Knox Cummin appeared before the Board for a determination on whether a sale of property to Richard Lachapelle and Lori Nyland could be a boundary line adjustment. At the outset, the Board determined that it was not a boundary line adjustment; it is a Minor Subdivision as it could be later sold separately, as it is 1.1 acres and has road frontage. The property is part of a PUD that went before the Planning Commission before these hearings were taken over by the DRB. However, this particular piece of land is part of the remaining larger, undeveloped property and not part of the PUD. Britt Cummings asked if this would change the rest of the development. This particular part of the property had been intended, Cummin explained, to be a buffer between the PUD and the neighbors (Lachapelle and Nyland). The Board wanted more details of the HPC discussion as the hearing and the decision aren't known by the Board. Cummin will look at whether this triangle buffer would have an impact on the project and bring this information to the Board. Cummin will be on the May agenda for Minor Subdivision.

ELIOT LOTHROP discussion on commercial building at 164 Hinesburg Hollow Road: Eliot Lothrop brought in a sketch for a plan for a building to at 164 Hinesburg Hollow Road, known as the Leon Ross property. Lothrop had a letter from the Kiorpes family, owners of the property, who live out of state; they own the house across the road (north side) and land on both sides of Hinesburg Hollow. Lothrop would like to put a large structure on the existing foundation and concrete floor of the barn, which is no longer there. For reference, there happened to be two large pictures on the office wall that featured views of this particular farm in its better days (1950s) when all the farm buildings were in place and good repair. Lothrop explained that currently, he is working out of a smaller restored barn behind where he is proposing the new building; size of building would be 30'x80' on the 94' wide concrete slab and would meet the 50' setback. The proposed project is in the Village District.

In answer to a question, Lothrop said the owners were not interested in subdividing their property and he would seek a long-term lease before making the investment. His business is Building Heritage, which is a timber restoration concern. Most work is done on the restoration site, but preparation of timbers would be done on the Kiorpes property.

Perella told Lothrop that the project would go through Conditional Use Review for Cottage Industry as a woodshop and the impacts would be assessed under 5.2 of the Zoning Regulations. Hanson said that it is a mixed use as the person who is using it is not the owner. After some discussion, the Board suggested that Lothrop prepare a supplemental letter on impacts; he can be the applicant, but the owners have to counter-sign the application. Hanson offered to provide a form that has the five conditional use criteria. Altermatt noted that since Lothrop was already working on the site, this would be an expansion and "some of the neighbors have gotten a feel as to how you do business." Lothrop responded, "We are not changing how we do things, just putting a roof over our head."

Preliminary Review – Windekind Farm 10-lot PUD (Smith): The hearing began at 7:40 pm.

Attendance, specific to project: Mark Smith, Marijke Smith, Steve Hood, Aaron Worthley (Arrowwood Environmental), Ed Hanson (Administrator Officer), Jim Christiansen, Don Dresser, Joe Spence, Gordon Miller, Nat Weaver, James Lindars

Mark Smith introduced Steve Hood and asked him to introduce the project. Hood explained that he is a participant, a potential buyer. He went on, he was "attracted to the project" because "the mission is clear, it has articulate values, community and environment are core values. The principles that define it include environmental stewardship. They can build a home that is sustainable, affordable, and serves to preserve the land. The parcels are clustered and 120 acres are preserved. This would be a community that shares values.

Smith said the project is 120 acres of which 105 acres are common land. Two parcels are existing, plus the main house, which the Smiths would inhabit, and there would be six new parcels. Smith explained that the project mirrors the town plan in that there are six zones on the property. These are shown on the project maps. For example, the meadow is not an area "where you would build buildings." Regarding the common land, each of the nine property owners would be joint and equal owners. "People buy a parcel and buy into the common land by one-ninth. He said there would be "strong covenants."

John Altermatt asked about the covenant detail, to which Smith responded, "the detail is yet to be developed. We took the town standards and created a DRC (Design Review Committee). He confirmed that all the land is in Current Use. Smith said, "A lot of thought and deliberation have gone into our standards." Two families "are in. Others are interested – we meet with them and go over our standards. They understand what we are up to. People won't come in unless they embrace the standards" - the "vetting process."

Hood confirmed that the potential buyers are "self selecting." They examine the documents and know the community expectations." He then said, "It's possible for people within an economic spectrum to find things affordable."

Terry Boyle noted that the articles of association have to be filed with the town. It's in writing and the DRB approves. Smith said, "We have bylaws and can submit them." Joe Perella commented on the environmental impact statement.

Jim Christiansen said he had no problem with the plan (PUD), but said, "as this is laid out, the town still picks up the road maintenance." He talked about the other PUDs in town: Sunrise Drive, Village Hill, Highland Drive and noted that the roads were all maintained by the PUD as private roads. He then proposed stopping the town road [Bert White Road] at the edge of the common land and having it be part of the PUD. Worthley responded that this is an existing town road and there is no precedent to eliminate a section of public road." Christiansen replied, "The past is irrelevant. The PUD should maintain the road." He talked about additional culverts and other upgrade to access the entrance points to Bert White Road. Altermatt said that once option was to upgrade the road to support the extra traffic. Perella said the DRB had authority to apply conditions due to how much additional burden this could add. Christiansen said the Selectboard would need to make the decision to throw up the road, but it could be a condition of the PUD decision. It is a fifth mile of road and maintaining it would put an "unreasonable burden on the highway department."

Marijke Smith said, "All the material on that road came from our land. We paid for this road." Mark Smith, added that impact would be minimized with more stay-at-home businesses and attracting small families; there won't be a lot of automobile impact. "We will be adding six more houses." He then talked about taxes and said "I think the town is going to make out pretty good."

There was more discussion on the process of road maintenance/throw up and it was agreed that the Road Foreman and Selectboard would be consulted. Smith said, "We had both Tate [fire chief Tate Jeffrey] and Yogi [road foreman Alger] up and we went over all that carefully. I agree with Jim's sentiment that we should pay."

Perella noted that the Board had received an email in support of the project from neighbors Cassandra Wilday and Jordan Davies; Racht said it was in the file.

Christiansen said that he was "not wanting to torpedo the project," but he wanted to look at today's restrictions and make sure the town was not taking on additional infrastructure or are we?" He went on, "The idea of a PUD is to limited access to town roads." Worthley responded, "Considerable effort has been taken to minimize impacts to the road."

The Board began to review the Preliminary checklist as reflected in Section 4.1 of the Subdivision Regulations.

Gordon Miller said he opposed the project as it “does not comply with the housing element in the Town Plan,” which has a goal of affordable housing. It also sets a precedent of one-acre lots throughout the town – outside the village. Smith responded, “the hallmark [of the project] is diversity. We want to make it affordable to younger families. He said the cost would be about \$300,000 per parcel which is \$80,000 to \$90,000 for the parcel and \$60,000 for the common land, plus the cost of the house. He said that they could have increased the density and reduced the lot size, but it was “not environmentally acceptable.”

The Board then began the checklist. Salient points:

Exhibit: Natural Resources Assessment by Arrowwood Environmental, which stated that there is no prime ag soils and shows the existing tree line.

Common land will be subject to conservation restrictions.

Date on map.

Public use – Camels Hump trails.

Expansion of existing wastewater with pump stations.

Culverts need to be shown.

Bridge design – Worthley said it was a box culvert sized by an engineer to meet the 25-year flood standards.

Temporary markers – Board determined that a site visit will be conducted before Final Review and some markers need to be in place. Worthley said notice would need to be given. Board agreed that markers for basic access and highlighting structure and wastewater placement would be sufficient.

Erosion controls will be in place per Worthley who said the project was subject to a State Erosion Permit.

Proposed utility lines [underground] need to be shown.

Discussion around maps and number of maps – several maps showing detail layers of the project are part of the application. All maps will be in the project file and full-size maps will be available. A survey map showing the boundaries of the project will be filed in the land records. Map c-1 shows the inset.

Due to the late hour and another project in the queue, the Board decided to address the PUD criteria at the Final Review.

Smith will submit a statement about affordability with the application, due on April 20, in order to be on the May 9 agenda; a statement from the Road Foreman will be required for the hearing.

Board Clerk Racht will talk with the Town Administrator about the Selectboard and Road Foreman about the road, discussed earlier in the meeting. As is usual practice, she will also contact the Fire Chief and the CESU Superintendent about impact on services. [FYI: notice and maps are what has been provided for this contact.]

Racht asked Smith if they still had plans to transfer land to their daughter and suggested that it could be included in this hearing, so as not to incur another subdivision review. Smith said the plans had changed and the land would be included as part of the PUD common land.

The hearing closed at 9:02 pm.

MOTION: Jeanine Carr moved to approve the Windekind PUD Preliminary Subdivision Review; second by Britt Cummings. Approved unanimously.

Nat Weaver - Preliminary Review - 3-lot major subdivision, end of Weaver Road: The hearing began at 9:03 pm.

Attendance: Nat Weaver, James Lindars, Ed Hanson (Zoning Administrator), Jim Christiansen, Don Dresser

Nat Weaver presented a three-lot subdivision on Weaver Road. He proposed to create two five-acre lots on the north side of the road at the west end of the property. The remainder will be retained by Weaver (179 acres). In response to a question about timing, he said he would like to sell the lots either this summer or fall.

The Board reviewed the Preliminary checklist as reflected in Section 4.1 of the Subdivision Regulations, which were either met or not applicable, except as follows.. Salient points:

Change the five-acre lots, as shown on the map, to Lot 2 and Lot 3, as the parent lot is Lot 1.

Check on prime ag soils.

Wastewater permits and drilled wells will be in place for sales.

Surveyor needs to put 5' contours on site plan/survey.

Show existing utility pole across road. It was confirmed that the subdivision regulations require underground power.

Weaver will request a waiver for a survey of the entire property.

Racht will contact the Fire Chief and CESU Superintendent about impact on services.

The hearing closed at 9:25 pm.

MOTION: Jeanine Carr moved to approve Nat Weaver's three-lot Major Subdivision Preliminary Review on Weaver Road; second by John Altermatt. Approved unanimously.

Member Business: Deferred until subsequent meeting.

Adjournment: Jeanine Carr moved to adjourn; second by Britt Cummings. Meeting adjourned at 9:26 pm

Unapproved minutes on the website: April 13, 2017

Unapproved minutes to DRB: April 13, 2017

Minutes Approved: May 9, 2017

Minutes to Town Clerk for Recording: May 15, 2017