

Approved

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DATE December 14, 2017



Huntington Development Review Board
Minutes
October 10, 2017

Present: Joe Perella, Everett Marshall, Mark Smith, Britt Cummings

Absent: Jeanine Carr

Others present: Ed Hanson (Zoning Administrative Officer), Nat Weaver, Brian Cavanaugh, Ann Zuccardy, Shawn Carroll, Joan Carson, Laurie Wattles, Michele Jenness, Kevin Jenness

Minutes: Heidi Racht

AGENDA

6:30 pm Site Visit – Carroll variance, 1920 Camels Hump Road

Huntington Town Clerk's Office

7 pm Public Comment
Minutes of June 13, 2017
Mail

7:15 pm Nat Weaver – Major Subdivision Final Review

7:45 pm Brian Cavanaugh – Sketch Plan Review – three-lot subdivision, 691 East Street

8 pm Shawn Carroll – Request for Variance - 1920 Camels Hump Road

8:25 pm Budget 2018-2019

8:45 pm Member Business
Adjourn

The meeting was called to order at 7:07; chaired by Joe Perella.

Public Comment: No public present.

Minutes of June 13, 2017: Everett Marshall moved to approve; Mark Smith seconded. Approved unanimously with a few changes; Britt Cummings abstained.

Mail: None.

Nat Weaver, Weaver Road, Major Subdivision Final Review:

Attendance: Nat Weaver, Ed Hanson

Before the Board looked at the application and the map, it reviewed a letter from Fire Chief Tate Jeffrey concerning the ability of the town to provide services. The letter is in the file as an exhibit to the project.

Weaver, in response to the letter which addressed the steepness of the road, its condition during mud season and a request for the applicant to provide a water source (pond) to help fight fires, stated that the road had a "lack of maintenance" and it was only done for school buses. He stated that the Fire Department can the land and put in the pond, in response to the request by the Fire Chief. The nearest dry hydrant is at Bertha Smith's house (8196 Main Road). Mark Smith mused that he had mixed feelings about the town or fire department putting on this condition (building a pond) because of the cost to the property owner. He also said that it is "important that the backroads are up to snuff in mud season." Joe Perella commented, "It sounds like there are already issues there and that these issues are not caused by new houses."

Weaver pointed out that no one has asked about water or a pond at Sketch or Preliminary [reviews].” No others houses on the road required a pond. He concluded, “This is absurd.”

Perella then asked Weaver if there were any issues with emergency vehicles during mud season. He asked about the length of time that the road has issues with impassibility. Weaver responded that it was a couple of weeks.

Smith asserted that Tate Jeffrey’s condition on the pond is not a reason to hold up this project. It’s an important asset to any subdivision. Landowners do what they can and there are a lot of issues around building ponds. Everett Marshall concluded that the Board had to make it a condition or not. He referred to the standards. Perella summarized that this project would add two additional residences, although it could be single family residences or duplexes, as allowed in this zoning district. Ed Hanson pointed out that this is limited by the State wastewater permit and is based on soil conditions. Weaver stated that the wastewater permits were for two three-bedroom houses.

Perella concluded that there is “marginal impact” for two three-bedroom houses. The standards state that the project has to prove unreasonable burden on municipal services.

FINDING: This particular development doesn’t place an unreasonable burden on the town’s ability to provide services.

The Board then reviewed the Standards on page 15 of the Regulations. Highlights included complying with the driveway permit standards and shielded lighting on the houses.

Weaver asked for and was granted two waivers:

1. Survey will have contours in 10’ increments.
2. The survey will be for the two five-acre lots to be created and developed as part of this subdivision and the applicant does not have to have the remaining lands surveyed.

MOTION TO APPROVE: Mark Smith moved to approve Nat Weaver’s application for a three-lot subdivision with conditions; seconded by Britt Cummings. The application was approved unanimously.

Brian Cavanaugh/Ann Zuccardy – Sketch Plan Review – three-lot subdivision, 691 East Street

Attendance: Brian Cavanaugh, Ann Zuccardy, Ed Hanson, Joan Carson, Laurie Wattles, Michele Jenness, Kevin Jenness

At 7:55 pm, the DRB heard from Brian Cavanaugh and Ann Zuccardy who propose creating three house lots on Lower East Street from an existing property of 6.09 acres with a house. Since the property is mostly in the Village District, the subdivision would be two new one-acre lots in the field with the remaining 4 acres of land and house to be sold. Cavanaugh explained that they would like to “downsize” and build a smaller house on one of the new lots; the second new lot would be sold. Cavanaugh mentioned he has a sister who might retire to Huntington and this could work for her. The woods would not be disturbed. He talked about the views of Camels Hump from the property.

It was determined that this project is a major subdivision.

Cavanaugh said that they wanted to sell the house next summer and may build one house for themselves. He also said that he hoped to check into the possibility of hooking into the Huntington Woods water system. The two proposed driveways would need to have culverts. The subject of prime ag soils was brought up.

The issue of building two houses side-by-side in the field with parallel driveways was raised. Heidi Racht suggested that the driveways could have a common access to East Street. Mark Smith said he was interested in how this new development fits in with the existing area. Everett Marshall asked about septic; Cavanaugh responded that Kevin LaRose is engineering the wastewater. Racht brought up the discussion of the Planning Commission in the newest regs concerning the placement of structures in order to be able to efficiently take advantage of solar production. Michele Jenness asked about screening. Cavanaugh responded that the power keeps cutting the trees under the power lines.

Shawn Carroll –Variance Review, 1920 Camels Hump Road:

Joe Perella, Britt Cummings and Everett Marshall attended the site visit at this property at 6:30 pm.

Attendance: Shawn Carroll, Ed Hanson

Shawn Carroll's property at 1920 Camels Hump Road is 1/3 acre with an existing 660-square-foot decrepit camp, built at the foot of a slope with drainage issues. One end of the floor of the camp is wet and rotting. Carroll would like to build a new 15'x15' camp that would be 15' into the setback of the road. It would also be sited in the setback of Brush Brook, although the distance is unknown. He said his goal is to build a recreational cabin "away from the bank," where it is drier and more stable. The building would be on concrete piers that may go to the frost line. He would also like to leave the existing camp as a storage building.

Mark Smith asked about the use of the property and how it "lends itself to 'campy things.'" Carroll said that having the camp closer to the road would enable them to focus out the back away from the road toward the brook.

As the discussion went on, Carroll moved the pieces of paper that he had of the buildings around the site map. After some more discussion about the options, the DRB asked him to come back with two different designs, and answers to the following questions:

1. distance from edge of stream to proposed building
2. how much road setback is needed
3. get Road Foreman Yogi Alger involved
4. square footage of old camp

Marshall said that he wanted to be sure this project was not an erosion hazard. He is concerned about the setback and the message it would send to other property owners near streams and the river.

The hearing was continued to a future meeting when the applicant has his information available.

Budget: Racht will send the budget draft in time to be submitted for the November 1 deadline.

Member Business: None

Adjournment: Britt Cummings moved to adjourn; second by Joe Perella. Meeting adjourned at 9:08 pm

Unapproved minutes on the website: November 2, 2017

Unapproved minutes to DRB: November 2, 2017

Minutes Approved: December 12, 3017
Minutes to Town Clerk for Recording: December 14, 2017