APPROVED

Huntington Planning Commission
April 28, 2009

Commissioners Attending: Tom Bailey, Everett Marshall, Lucinda Hill and Eric Silman.

Commissioners Absent: Beverly little Thunder

Others Present: Nils Smith, Dori Barton

Minutes: Heidi Racht

RECEIVED [signature]
DATE May 28, 2009

7 pm Minutes of March 24, 2009
Mail
7:15 Meet with HPC candidates Ginger Lubkowitz and Gordon Miller
7:25 Prepare materials for hearing
7:30 Smith Subdivision Revision Final Hearing
8:15 Public Comment
8:20 Review (briefly) map for Bretschneider Prelim Hearing/Site Visit
8:25 Review Clerk's Responsibilities, based on discussion of March 24 & report of Eric Silman
8:35 HPC Procedures - drafted by Beverly Little Thunder
8:50 Work Plan - drafted by Tom Bailey
9:15 Member Business
9:30 Adjourn

The meeting was called to order at 7:05 pm, chaired by Everett Marshall.

Items for Discussion	Discussion	Action
Meeting with HPC Candidates	The Commission met with Huntington resident Gordon Miller, who has expressed interest in an appointment to the Planning Commission. Two positions are available; each appointment will be until Town Meeting 2010. After about 15 minutes of discussion, the Commission asked Miller to submit a letter to the Selectboard. It is hoped that the Selectboard will act on the appointment at its May 4 meeting as it is difficult to have a quorum of four when there are only five members on the Commission. Eric Silman moved to ask the Selectboard to appoint Gordon Miller to the Planning Commission; seconded by Tom Bailey. Everett Marshall will call Ginger Lubkowitz and see if she is still interested in a position on the HPC. He will then invite her to the next meeting.	Motion passed unanimously.
Smith final Subdivision Amendment Review	Attendance: Nils Smith, Dori Barton The Smith Final Subdivision Amendment Review hearing	

Items for Discussion	Discussion	Action
	opened at 7:35 pm. It was ascertained that the review fell under the old regulations since the project was initiated before the revisions were approved on Town Meeting Day, March 3, 2009. A project summary was given. The subdivision amendment will create at fourth lot of seven acres by combining acreage from two lots on the north side of Bert White Road; the amendment will also reconfigure the property lines. A single residence will be constructed on Lot 4. The proposed residence will be in the forested area in an attempt to preserve the agricultural potential of the meadow. Nils Smith said that they were attempting to retain the character of the neighborhood. Dori Barton pointed out that the residence had been moved since the Preliminary Subdivision Amendment approval to avoid Class III wetlands in the site. The residence will have onsite septic and water will be supplied from a shallow well. Barton noted that there had been a slight change made to the septic design after the state septic review, which would be a bigger mound to satisfy the state. Barton requested a condition for compliance with the state. She said that there was "plenty of room" to avoid the wetlands. The radio tower will need to moved to Lot 1. The right-of-way will be located on an existing easement for a power line. The survey will need to be modified to accurately the rights-of-way. This will be a condition of approval. The checklist was reviewed under Section 320.2 of the old regulations. The list below refers to the checklist by number: Number 1: add road # Number 2: Easement to radio tower – condition Numbers 3 though 6 are met or not applicable Number 7: Stormwater permit is needed – condition Numbers 8-12 are met Number 13: Add DePietro as an adjacent property owner Numbers 14 and 15 are done or not applicable Number 16: One culvert will be installed once the driveway is in; this is being done in consultation with the road foreman	

Items for Discussion	Discussion	Action
	Number 17 a and b are not application Number 17c is on the application Number 18: met Additionally, at the request of the applicant, the Commission waived the number of copies to three paper copies and waived the requirement for mylar. Under Section 320.3, the Commission received the following documents as outlined or required: 1. not applicable 2. in lieu of a letter: received from CESU Superintendent James Massingham as part of the Act 250 questionnaire, dated February 17, 2009; a letter from Huntington Fire Chief Tate Jeffrey dated March 8, 2009, outlining town services for fire protection 3. Onsite wastewater permit from ANR – condition 4. Not applicable 5. Other documents: letter from John Gobeille dated February 24, 2009 The hearing closed at 8:38 pm.	
Minutes of March 24, 2009	Tom Bailey moved to approve with minor changes; seconded by Lucinda Hill.	Motion passed unanimously.
Mail	Mail was reviewed: 1. Smith/Baer, 1125 Bert White Road, notification from state about wastewater permit dated April 21, 2009; 2. Ian Wyatt, 555 Camels Hump Road, notification from state about wastewater permit dated April 24, 2009; 3. Chris Jones, Camels Hump Road, about wastewater permit dated April 7, 2009	
Review Clerk's Responsibilities	The Commission reviewed a Description of Duties and Responsibilities drafted by Eric Silman after the March 24 meeting and discussed with HPC clerk Heidi Racht. Minor changes were made.	Approved by consensus.
Public Comment	No public was present.	
Review (briefly) map for Bretschneider Prelim Hearing/Site Visit	This was not done.	
HPC Procedures -	Since Beverly Little Thunder was not in attendance, this was	

Items for Discussion	Discussion	Action
drafted by Beverly Little Thunder	not discussed.	
Work Plan - drafted by Tom Bailey	The Commission reviewed Tom Bailey's proposed work plan for 2009 emailed on March 16. Bailey opened the discussion by asking, "What excites you? What does the community need? What do we want to do as a group?" It was agreed that the HPC should have discussions with other boards. Tom Bailey volunteered to contact Joe Perella about a Development Review Board. He noted, "The only way we will have a discussion is if we propose something." The discussion ended with a proposal to revise the areas of the regs that address business.	
Member Business	1. **Fences.** Everett Marshall reviewed an email from Cathleen Gent stating she had been getting questions about fences. Her interpretation of the newly-adopted regulations was that fences were not structures. The HPC agreed. Lucinda Hill read the definition of structure in the new regs that specifically excludes fences. However, there were enough issues raised that the topic will be revisited. 2. **Temporary Signs.** Again, a question from Gent had to do with realtor signs, the current placement of which is in violation of the regs as most are in the right-of-way. All agreed that the regs should not be enforced for realtor signs and the HPC should work to change the regs.	

Adjournment	Eric Silman moved to adjourn; seconded by Lucinda Hill. The meeting adjourned at 10:02 pm.

Date UNAPPROVED minutes submitted to HPC: May 3, 2009
Date minutes APPROVED by the HPC: May 28, 2009
Date Approved Minutes submitted to Town Clerk: May 31, 2009