

# UNAPPROVED

## Huntington Planning Commission December 2, 2009

Commissioners Attending: Everett Marshall, Lucinda Hill, Tom Bailey  
Commissioners Absent: Eric Silman, Gordon Miller, Beverly Little Thunder  
Others Present: Heidi Weston

Minutes: Heidi Racht

Everett Marshall reported that Eric Silman would not be at the meeting; also, the Selectboard did not make the appointment of Heidi Weston to the Commission at the meeting on November 30, as had been requested. Calls were made to Beverly Little Thunder and Gordon Miller, in the hope of getting a quorum.

Because there was not a quorum at the meeting, no business could be conducted.

Items for Discussion	Discussion	Action
<b>Flood Hazard Overlay District Regulations Discussion / Discussion on other topics</b>	<p>The group at the meeting reviewed the map which showed the Fluvial Erosion Hazard Areas (FEHA).</p> <p>Everett Marshall raised the possibility of the HPC having a working session with Ned Swanberg to answer questions from the community.</p> <p>In answer to a question, Marshall clarified that Swanberg's title is Flood Plain Mapping Coordinator, Vermont River Management Program.</p> <p>Heidi Weston said that she preferred to have a "neutral party" meet with townspeople. Marshall responded that "he's quite careful" and explains opportunities. It would be "good to have him answer questions."</p> <p>Marshall also raised the possibility that if the FEHA were included in the regulations, the town might want to exempt the tributaries as not all are mapped in the town.</p> <p>Tom Bailey reported that Emma Melvin, UVM Stormwater Run-Off Expert, is available to meet with the HPC and the Conservation Commission. Marshall said that he would prefer to wait until after the FHOD regs are finished.</p>	<p>Everett Marshall will contact Ned Swanberg and see if he is available to meet with the Commission on December 16.</p> <p>HPC members are to read the proposed regulations and the one that was adopted in December 2007 and come with specific questions.</p>

<b>Items for Discussion</b>	<b>Discussion</b>	<b>Action</b>
	<p>Bailey also reported that he had spoken with Huntington Conservation Commission chair Wally Jenkins about the study done on view sheds. He explained that there was interest in picking out 10 properties in town to apply numbers to regarding when something comes on the market.</p> <p>Weston asked how this would affect property owners.</p> <p>Bailey replied that it may provide opportunities for easement in a future sale [if the town was prepared to act].</p>	
<b>Email Questions from ZAO Cathleen Gent</b>	<p>Cathleen Gent had a question about off-street parking standards being located in the setback. After examining the regs, the group's unofficial determination was that at-grade parking areas can be within the setback.</p>	
<b>Member Business</b>	<p>In so far as any decisions could be made without a quorum, the group at the meeting decided to meet at 6:30 pm on December 16 to take care of minutes and other business that could not be done on December 2.</p>	

<b>Adjournment</b>	The discussion ended at 9 pm
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Date UNAPPROVED minutes submitted to HPC: December 9, 2009

Date minutes APPROVED by the HPC:

Date Approved Minutes submitted to Town Clerk: