

Huntington Planning Commission
February 24, 2009

Commissioners Attending: Tom Bailey, Everett Marshall, Lucinda Hill, Dori Barton, Beverly Little Thunder, and Eric Silman.

Commissioners Absent: None

Others Present: Cathleen Gent, Administrative Officer. Mark Smith, Nils Smith, Dale Walker, Cassandra Wilday

Minutes: Heidi Racht

RECEIVED 
 DATE March 13, 2009

Agenda:

- 7 pm Administrative Officer
- 7:20 pm Minutes of January 27, 2009
- 7:30 pm Preliminary Subdivision Amendment – Mark and Marijke Smith; Nils Smith and Jennifer Baer
- 8 pm Public Comment
- 8:05 pm Zoning Regulations / Subdivision Regulations
- 9 pm Member Business
- 9:15 pm Adjourn

The meeting was called to order at 6:50 PM by Eric Silman, Vice-Chair and Acting Chair.

Items for Discussion	Discussion	Action
<p>Administrative Officer</p>	<p>Administrative Officer Cathleen Gent met with the Commission to present the revision of three forms: Site Plan Review, Zoning Permit Application and Zoning Compliance Certification. Gent explained that she was revising all the forms in anticipation of the March 3 vote on the revisions to the regulations. She distributed three packets with the old form attached to the revision and asked the Commission for suggestions. Other forms to be revised include Variance, Conditional Use, Appeal of the Administrative Officer and Boundary Line Adjustment.</p> <p>In other discussion, it was noted that the title Administrative Officer was implemented by statute and that, while it could be confusing for a while, all documents should reflect the change.</p> <p>Eric Silman asked Gent about where square footage begins: at the edge of the building or the overhang. It was determined that the outside footprint of a structure, including overhang, would be considered the edge of the building.</p> <p>Gent asked about junk cars – which regulations would be used for enforcement? Everett Marshall noted that if there are new regulations regarding the cars, then the new regs would take effect.</p>	<p>None.</p>

Items for Discussion	Discussion	Action
Minutes of January 27, 2009	Everett Marshall moved to approve with minor changes; seconded by Beverly Little Thunder.	Motion passed unanimously with Lucinda Hill abstaining.
Smith Preliminary Subdivision Amendment Review	<p>Attendance: Mark Smith, Nils Smith, Dale Walker, Cassandra Wilday.</p> <p>Dori Barton recused herself from this portion of the meeting and Everett Marshall chaired the review, which began at 7:35 pm.</p> <p>Barton presented the application on behalf of the applicants, Nils Smith, Jennifer Bear, Mark Smith and Marijke Smith and explained that Tom Bailey was acting as the HPC liaison with the applicants. She noted that Bailey and Marshall visited the site on February 7. She then presented the application materials, including a map dated 1/30/09 in support of the application.</p> <p>Barton explained that the application is to adjust property lines and create a new 7.2-acre lot for a single family residence. She indicated that the original boundary lines, established as a part of a 1999 subdivision, were created to maintain Current Use for a five-acre meadow, which will now become the majority of Lot 4. Barton explained that there was “minor tweaking” of lot lines, but “Lot 4 is essentially the same.” Barton referred to an additional working map which had been modified since the application was filed.</p> <p>In addition, Barton noted the following:</p> <ol style="list-style-type: none"> 1. The parcel is open meadow and plantation forest. 2. There is an existing radio tower on the property for the Huntington Fire Department. It was unclear what easement exists respecting the tower. 3. The applicants propose placing a house in the plantation and desire to leave the meadow open. 4. There will be a ‘mound’ septic system and on-property water. 5. The property has a Class III wetland; a 50’ buffer will be maintained. 6. Within the plantation, selective clearing might be done for passive solar gain. <p>Barton’s working map reflected a change in the proposed driveway’s location. The change shown on working map, Marshall explained, is safer. The Commission by consensus agreed to the changed driveway location.</p>	

Items for Discussion	Discussion	Action
	<p>Eric Silman asked if the wetlands dried up in the summer, and Everett Marshall explained that it was a seepage area. Mark Smith said that he thought the project was well-integrated.</p> <p>The Commission reviewed the application in the light of the checklist contained in Section 210 of the Huntington Subdivision Regulations. All requirements were met with the following noted for inclusion in final review:</p> <ol style="list-style-type: none"> 1. Prerequisite of 11 copies of application and maps, waived by the Commission to three, based on request dated February 9, 2009. 2. The name on the map "Windekind Farm Family Trust" is changed to "Smith Family". 3. It was noted that the application is in fact a subdivision amendment and the application is changed accordingly. 4. An easement for the radio tower should be described and referenced. 5. Either a shallow well or drilled well may be appropriate. Whichever type of well is chosen, the well's proposed location and the setback envelopes should be shown. 6. A state wastewater permit will be condition of a final subdivision amendment permit. 7. A driveway culvert on Bert White Road should be specified and coordinated with the Town Road Foreman. 8. The driveway location should be identified as referred to above and confirmed as not violating setback requirements. <p>Discussion ensued about the numbering of the lots on the map where the parent lot is Lot 3. Although the parent lot is traditionally Lot 1, it was suggested that a coherent numbering system for this amended subdivision would be acceptable.</p> <p>Motion: Tom Bailey moved to approve the Preliminary Subdivision Amendment application for the Smith Family; seconded by Beverly Little Thunder.</p> <p>Bailey directed the applicants to Section 320.2 of the Subdivision Regulations to help prepare them for Final Subdivision Amendment Review. Silman pointed out that this bridges the discussion of whether this application took place before the revisions to the regulations take effect, pending the March 3 vote.</p>	<p>Motion passed unanimously with Barton again stating that she had recused herself.</p>

Public Comment	No public present.
Subdivision Regulations / Zoning Regulations Revisions	Three versions of the proposed postcard to be mailed to voters, drafted by Tom Bailey, were reviewed, and a final edited version was agreed to by consensus. Arrangements were made to have the postcard printed and mailed in advance of the March 3 rd Town Meeting.
Member Business and Adjournment	Prior to adjournment, the Commission enjoyed warm chocolate cake with whipped cream and beverages, contributed by Tom and Linda Bailey, and said farewell to Dori Barton, who is expected to resign from the HPC due to family commitments. The meeting adjourned at 9:35 pm.

Date UNAPPROVED minutes submitted to HPC: March 1, 2009
Date minutes APPROVED by the HPC: March 10, 2009
Date Approved Minutes submitted to Town Clerk: March 13, 2009