

**APPROVED**

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DATE

*[Signature]*  
January 15, 2009

**Huntington Planning Commission  
Zoning Regulations and Subdivision Regulations Revisions  
December 10, 2008**

Commissioners Attending: Tom Bailey, Dori Barton, Beverly Little Thunder, Everett Marshall

Commissioners Absent: Lucinda Hill, Eric Silman

Others Present: Margaret Taft

Minutes: Heidi Racht

The Commission addressed all comments made at the hearing on December 2 and submitted in writing until December 8; changes were made in the Zoning Regulations Section 4 through Section 9.

Changes were made to the Subdivision Regulations.

Spreadsheet of changes is attached.

The Commission discussed the areas of the document that it hoped to address in an amendment in 2009, with Tom Bailey creating a list.

**MOTION:** Tom Bailey moved to accept the edits and amendments adopted in the last two nights and forward the documents to the Selectboard; seconded by Beverly Little Thunder. Approved unanimously.

Barton will make the changes to the documents and forward to Bailey. It was determined that two copies of each document would be forwarded to Selectboard members: a clean copy and a copy with tracked changes. Bailey will print and copy.

Heidi Racht will draft a list of changes to be included with the documents.

Racht will write a cover letter, which will be signed by Barton.

Bailey will deliver packets to individual Selectboard members.

The meeting adjourned at 10:50 pm.

The Commission decided not to meet on December 23.

Date UNAPPROVED minutes submitted to HPC: December 12, 2008

Date minutes APPROVED by the HPC: January 13, 2009

Date Approved Minutes submitted to Town Clerk: January 15, 2009

Changes to Zoning Regulations

A	B	C	D
Section	addition	deletion	edit
1			
2	9 X		Subdivision: Common Interest Unit
3	9	X	manure pit, lagoon, silo
4	9 X		Light Industry - definition from 2004 version
5	9 X		Administrative Officer: add at end of sentence: to administer Zoning and Subdivision Regulations.
6	9	X	Business: remove definition
7	9	X	Dwelling Unit: remove last sentence
8	9 X		Deer Winter Habitat
9	9 X		Black Bear Habitat
10	9 X		Rare, Threatened or Endangered Species
11	9 X		Rare, Threatened or Endangered Species Critical Habitat
12	9 X		Wildlife Travel Corridors
13	9 X		Vernal Pools
14	9 X		Significant Natural Community
15	1.1.		Reorder Zoning Districts: Village, Rural Residential, Woodland, Conservation, Flood Hazard Overlay
16	1.4.2	X	A structure or additions to existing structures of less than 150 square feet shall not require a zoning permit, but needs to meet the zoning district requirements.
17	1.4.3		becomes new number from above insertion
18	2.5.		Reorder Districts: V, RR, WDL, CON, FHO
19	2.5.		front setback is now 60' from center of road in all districts expect woodland
20	2.6.1		Revision of road setbacks to 60 feet from center of road
21	2.6.1	X	delete
22	2.6.2		change top of bank to top of slope (line 2); change National Wetland Inventory to by professional wetland ecologist; change perennial streams to named streams up to 1300' (list of streams)
23	2.8 (1)		windmills to wind towers
24	2.8 (d)		RR Dimensional Standards: change 200' frontage to 180' frontage
25	3.1.	X	RR Conditional Uses: add 31. PRDs/PUDs
26	3.1.	X	RR Purpose: add 4. to protect agricultural land and open space areas.
27	3.2.	X	Village Conditional Uses: add 34. Wind towers; 35. PRDs/PUDs; 36. Common Interest Unit
28	3.2.	X	Village Purpose: insert 2...especially those that functionally...
29	3.2.2	X	Reference Act
30	4.1.1	X	(3) add: 's footprint at end of sentence.
31	4.1.10		Deleted and then change to old regs page 17, Sect. 13 a 2 beginning with second sentence

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	A	B	C	D
32	4.1.11		X	entire section
33	4.1.13	X		Requirements for Notice: reference to Section 449 of the Act.
34	4.1.13	X		Add reference to 449, statute
35	4.1.8		X	beginning with second sentence: The permit shall not... through... issuance of the permit. Last sentence is left in.
36	4.2.1	X		add: or meeting after public hearing
37	4.2.6		X	entire section
38	4.3.	X		add wind towers in two places after multiple-family dwelling
39	4.3.1.			second paragraph: change sixty to forty-five
40	4.3.2	X		section 1: add critical wildlife habitat or vernal pools
41	4.3.4			change PC to ZBA
42	4.4.3	X		add after parenthesis and site plan approval.
43	4.4.3		X	last sentence
44	4.4.3			
45	4.5.1	X		Add (village and rural residential) after zoning districts
46	4.5.6		X	6 B: remove sidewalks
47	4.5.7			new number of PRD
48	4.5.8			new number PUD
49	4.5.8	X		Open Space section now becomes 4.5.6
50	4.5.8	X		Open Space: 1 and land after agricultural; change these to this; remove s in districts
51	4.5.8	X		Open Space: 1 c add rare, threatened and endangered species
52	4.5.8	X		Open Space: 1 d add at end: to support RTE
53	4.5.8	X		Open Space: under 2, add g. agriculture
54	4.5.8	X		Open Space: 2 a add RTE
55	4.5.8	X		Open Space: 2 b add habitat to support RTE
56	4.5.8		X	Open Space: 4 delete rest of sentence after use of the land.
57	4.5.8.	X		PUDs 4: add , in addition to subdivision review.
58	4.6.	X		Common Interest Unit: For the purposes of this regulation, no differentiation shall be made with regard to the type of current or proposed ownership/conveyance for a parcel of proposed land development when interpreting, administering, or enforcing the provisions herein. Any lot, etc.
59	4.7.	X		Permits and Approvals to adhere to Section 4464 of the Act.
60	5.1.1			Home Occupations: change 20% to 25%; delete no exterior storage
61	5.1.1	X		Home Occupations: insert #5 from existing regs, page 9 (exterior storage)
62	5.1.3		X	delete 2 as it has been added to 5.1.1
63	5.1.3			4 - change five to six
64	5.1.3		X	delete #1

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65	5.10.		line 1: change two or more to multi-
66	5.10.1	X	end sentence with regulations. (end of line 2)
67	5.10.1		(2) take out except; add to end of sentence: and meet density requirements of other districts.
68	5.10.2	X	a. delete entire section
69	5.11.2	X	g. delete entire section
70	5.13.		Change Article 9 to Article 8
71	5.17.2	X	line 2: delete whatever
72	5.17.4		(1) change PC to ZBA
73	5.18.12		change PC to ZBA
74	5.18.2		(3) change PC to ZBA
75	5.19.4		renumber 1: change to Conditional use approval, incorporating site plan approval standards is required.
76	5.19.4		renumber 2-4
77	5.2.		Change after approval to read which will incorporate site plan review standards.
78	5.20.		change 25% to 20%
79	5.21.2	X	remove: and have a minimum floor area of 800 square feet.
80	5.22.		Change Section Title to SURFACE WATERS, WETLANDS AND CRITICAL WILDLIFE HABITAT
81	5.22.1		a. change perennial to named stream to 1300' (list them)
82	5.22.1	X	c: delete
83	5.22.1	X	d. remove National Wetland Inventory maps or
84	5.22.1	X	new d: 300' buffer to deer winter and bear habitat
85	5.22.1	X	e: vernal pools - 100' boundary
86	5.24.7	X	4 a: insert Class II or Class III before wetland
87	5.25.	X	delete entire section
88	5.3.1		change and Site Plan Approval to land will include Site Plan Review Standards.
89	5.3.11		Section a: delete section
90	5.3.11		Section b, which is now Section a change to 50' from side and 80' from centerline
91	5.3.2	X	beginning of section, remove Contractors' yards and
92	5.3.5	X	second line: removed well
93	5.3.8	X	first line change to read: Any new structures... change 2000 to 4000
94	5.4.3	X	(8) remove greater than six square feet in area; change 25 to 20; change right-of-way to travelled portion of the public road
95	5.4.4	X	g. remove stations
96	5.5.1	X	line 5: remove in its judgment
97	5.5.5	X	Table 2: Remove restaurants, drive in; change banks to financial institutions; remove second reference to banks in last listing

Changes to Zoning Regulations

	A	B	C	D
98 6.7.1	x			line 1: change 1-bedroom to 1- or 2-bedroom
99 6.7.1	x			(1) change one bedroom to 2 bedrooms
100 6.3.1			x	Remove second sentence about removal
101 6.4.				Penalties: add first paragraph from Proposed Subdivision Regulations. Section 8.3