

APPROVED

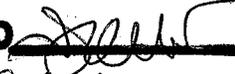
Huntington Planning Commission October 7, 2009

Commissioners Attending: Tom Bailey, Everett Marshall, Eric Silman, Gordon Miller, Lucinda Hill

Commissioners Absent: Beverly Little Thunder

Others Present: Margaret Taft

Minutes: Heidi Racht

RECEIVED 
DATE October 26, 2009

7 pm Minutes of September 23, 2009
Mail
7:15 pm Public Comment
7:25 pm Update on LeBrun
7:30 pm Flood Hazard reg - prepare for October 28 hearing

7:45 pm Changes to Subdivision Regulations
a. Accessory Apartments - Gordon Miller
b. Farm Accessory Structures - Gordon Miller
c. Property Contour alteration - Tom Bailey
d. Change of Use clarification - revisit
9:15 pm Member Business
9:30 pm Adjourn

The meeting was called to order at 7:06 pm, chaired by Everett Marshall.

Items for Discussion	Discussion	Action
Minutes of September 23, 2009	Lucinda Hill moved to approve; seconded by Eric Silman.	Approved unanimously with changes.
Mail	No mail.	
Public Comment	No public was present.	
Douglas LeBrun Appeal to Environmental Court	Everett Marshall opened the discussion by stating that he had spoken with Town Attorney Jim Carroll concerning Douglas LeBrun's appeal from the Commission's decision regarding the Kenfield Subdivision. Heidi Racht noted LeBrun objected to some of the list of the interested persons she provided. LeBrun had also requested that all the abutters receive interested person status, although none had attended the Final Subdivision Amendment Review. Racht reported that Carroll had told her that the interested persons list "gets argued out" at Environmental Court. Racht gave an update and timeline of the correspondence between LeBrun and her office, noting that she had also	

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	<p>spoken to Carroll and had forwarded to him all the material plus correspondences. Carroll indicated that he would deal directly with LeBrun and Racht had sent him the list of abutters earlier that day. They weren't on the application and had to be researched on the tax maps, taking about an hour. She asked that future applications be more thoroughly checked, so the list is in the file.</p> <p>There followed a discussion about how long the process took and whether the Town's attorney had responded in a timely way. Tom Bailey expressed concern that no appeal had been filed on behalf of the Town. Racht noted that the LeBrun correspondences filed with the Town had always been forwarded to Jim Carroll in a timely manner.</p>	<p>The Commission decided to add this to the checklist for application for subdivision review.</p>
<p>Flood Hazard Regulations – Public Hearing on October 28.</p>	<p>Tom Bailey, who drafted the Huntington Flood Hazard Ordinance, from the Richmond document that had already been approved, gave an overview. He said that he had received written comments from Ned Swanberg of the Agency of Natural Resources Water Quality Rivers Management Division. These comments will be incorporated into those made at the public hearing.</p> <p>The Commission discussed how the hearing would work. Bailey suggested displaying four large maps, which are the official map until September 2010 and the new proposed map which is expected to become the official map. There was discussion of using a Powerpoint presentation.</p> <p>Margaret Taft, who had arrived earlier at the meeting, said that people will want to know “Is it more or less restrictive than the current regs?”</p> <p>Bailey replied that this draft followed Richmond's regs, which were already approved and that the town was doing this so “people could get flood insurance.” Also, the current Flood Hazard Ordinance would not be approved by FEMA, which now has more specific requirements.</p> <p>The Commission outlined the discussion that would follow the introduction and that a Powerpoint would set the tone for the hearing.</p> <p>An issue that was discussed briefly was that the definitions for the FHOD might be different than those already listed at the back of the Zoning Regulations and how to differentiate.</p> <p>Also, the Commission should try to explain LOMAs, which</p>	

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	<p>are applications to FEMA to exempt a piece of land or structure from the FHOD, so the owner won't have to get flood insurance.</p> <p>The hearing would close with the HPC commenting that residents would have another opportunity to comment when the Selectboard holds its public hearing. After the Commission's hearing, the document will be sent to the Selectboard and HPC members would attend the meeting and present it.</p> <p>The Selectboard can enact it or put it before the voters.</p> <p>Lucinda Hill moved to recognize Tom Bailey for his efforts; seconded by Eric Silman. Bailey was duly recognized and commended.</p>	
<p>Subdivision Regulations Revisions</p>	<p>Gordon Miller began his presentation on his research on Accessory Apartments and Farm Accessory Structures by noting that other towns have different standards for different districts. He brought in information from Shoreham and Orwell, which have similar language about farm labor housing and accessory apartments.</p> <p>There was some discussion about whether the accessory apartments should be concentrated in the Village District.</p> <p>The Commission briefly discussed the Village I and Village II concept that was presented in the proposed 2003 Land Use Regulations and why this plan was abandoned. It was decided to hold off on this discussion until there is a review of districts, anticipated to be a huge undertaking.</p> <p>Someone raised the question about why there is any limitation on the size of an accessory structure. Margaret Taft noted that people might try to get around the regulations by having two houses on the same size on the property. Again, the Commission struggled with the issue of size. It was decided that an Accessory Apartment and farm labor housing were very different and needed to be treated as separate sections in the regulations.</p> <p>Tom Bailey reported to the Commission that he had been researching which Huntington properties are in Current Use and that he wanted to have a map that shows where they are located as well as conserved land to help with planning. Hill pointed out that the Town Report (page 117) has a land</p>	

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	<p>statistics graph, showing that 40% of the land in Huntington is in Current Use. Taft pointed out that this was a voluntary program and very different from property held by a land trust or with a conservation easement. Bailey said “We should look at ourselves and ask in twenty years, where will we be?”</p> <p>Marshall said that the population is going down from births, but more out of town and out of state people are coming in with greater buying power.</p> <p>Bailey asked, “What is our goal here?”</p> <p>Marshall responded that the Subdivision Regulations provide an opportunity for PRDs. With the existing subdivision regs, what’s important is how they are implemented. Asscessory dwellings can create more density, giving the property owners and the town more opportunities for elderly housing, and income from rentals.</p> <p>As referencing Current Use, Gordon Miller noted that as the Commission looks at which land is developable, “many parcels may be taken off the table.”</p> <p>The discussion returned to the size of the accessory dwelling, which had its genesis in an application from the Christiana family on Texas Hill, who wanted to build an apartment separate from the 1100-square foot main house, which is 1100-square feet. As it stands now, the accessory dwelling could only be 330-square feet. Taft said she thought an accessory building of 1200 square feet was too big for an 1100-square foot house. “800 square feet would probably be plenty.”</p> <p>In discussion on agricultural housing, Miller said that he liked aspects of the regulations from each of the two towns (Shoreham and Orwell). Hill asked if the two could be put together. Bailey asked what the goal was and Marshall said, “One of the most important goals is to meet agricultural housing needs.”</p> <p>Hill suggested that Taft could work with Miller on drafting these sections. After more discussion about the needs in the community for farm labor housing, Marshall confirmed that Taft would indeed work on this section for a near, future meeting and asked that they look “broader than your situation.”</p>	<p>Gordon Miller, working with Margaret Taft, will draft wording for accessory dwellings and farm labor housing.</p> <p>It was decided to set aside the discussion on fences, change in contour and change of use clarification</p>

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		until November.
Budget Proposal 2010-2011	<p>In response to the Selectboard request to have a budget turned in for consideration by October 15, and to level-fund it, the Commission looked at its revised 2009-2010 (cut after Town Meeting) and attempted to get a handle on the expenses for the current year which began July 1.</p> <p>Eric Silman moved to ask for a total of \$6376 to be funded for the Planning Commission budget in 2010-2011; seconded by Lucinda Hill.</p>	Motion to ask for level funding of the 2010-2011 budget passed unanimously.
Member Business	<ol style="list-style-type: none"> 1. Everett Marshall said that he was still trying to get a hold of Beverly Little Thunder to see if she wished to remain on the Commission. 2. Marshall took the Bretschneider map to review along with the Subdivision decision. 3. Agenda Items: <ol style="list-style-type: none"> A. Farm Accessory Structures – Gordon Miller B. Accessory Dwellings – Gordon Miller C. Contouring D. Prepare for FHOD hearing 	Everett Marshall will review the Bretschneider map and contact Nancy Bretschneider about whether it needs changes or is ready for the mylar to be made and filed.

Adjournment	Tom Bailey moved to adjourn; seconded by Eric Silman. The meeting adjourned at 9:21 pm.
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Date UNAPPROVED minutes submitted to HPC: October 12, 2009

Date minutes APPROVED by the HPC: October 21, 2009

Date Approved Minutes submitted to Town Clerk: October 26, 2009