

APPROVED

Huntington Planning Commission May 26, 2009

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

Commissioners Absent: Eric Silman, Beverly Little Thunder

Others Present:

Minutes: Heidi Racht

RECEIVED

DATE

7 pm Minutes of April 28, 2009
Minutes of May 12, 2009
Mail

7:15 pm Public Comment

7:23 pm 2009 Work Plan

Review:

- *Checklist for Preliminary Review
- *Checklist for Final Review
- *Timeline for Preliminary Review
- *Timeline for Final Review

Prioritize projects and make assignments

9 pm Member Business

Review Agenda for June 9, 2009 (dist. June 2)

7:30 pm Bretschneider Final Subdivision Review

8:30 pm Douglas LeBrun Sketch Plan Review

9:15 pm Adjourn

The meeting was called to order at 7:12 pm, chaired by Everett Marshall, who welcomed Gordon Miller to the Commission.

Items for Discussion	Discussion	Action
Minutes of April 28, 2009	Tom Bailey moved to approve with minor changes; seconded by Lucinda Hill.	Motion passed unanimously.
Minutes of May 12, 2009	Tom Bailey moved to approve with minor changes; seconded by Lucinda Hill.	Motion passed unanimously.
Mail	No mail.	
Public Comment	No public was present.	
Work Plan	Everett Marshall began the discussion by commenting on the procedure of the Commission. He noted that there is a guide for Selectboard members about the Board and its	Everett Marshall will develop language for HPC procedures.

Items for Discussion	Discussion	Action
	<p>responsibilities. After some discussion, Lucinda Hill pointed out that Planning Commission responsibilities were addressed in the town's recently adopted Zoning Regulations, Section 6.3. Heidi Racht retrieved a VLCT publication from her desk that outlines the duties and responsibilities of an elected Planning Commission. (Link to information on VLCT website: http://www.vlct.org/vermontlocalgovernment/planningcommission/)</p> <p>Tom Bailey offered to go to the Zoning Board of Adjustment (ZBA) to initiate discussion regarding a Development Review Board (DRB). Everett Marshall agreed that the HPC needs to reach out to the Selectboard and ZBA. Whether this discussion could take place at the June 9 meeting was determined to be premature and that this should not be a single issue initiative.</p> <p>Marshall suggested that the HPC look at the accumulating items in the regulations that are unclear or not well-defined in the document and recommend changes to the Selectboard.</p> <p>Bailey offered that he had started to work on the Flood Hazard Overlay and he wants to continue on this. This was explained to new HPC member Gordon Miller to get him up to speed with some of the nuances of the town's regulations.</p> <p>Transportation was determined to be an important aspect of planning for the community. Who needs transportation? What type? After some discussion about public transportation, Heidi Racht noted that two other groups in Huntington – HERO and the Energy Committee – were already looking at this issue and that HERO member Jean Sturm had applied for a transportation grant for the town. The HPC will attempt to bring the three groups into a discussion about what each is doing and how the others can assist. HERO, Energy Committee members and Ed Booth as the town's rep for CCMPO and Selectboard chair, will all be invited to the June 23 meeting.</p> <p>Business was also identified as a priority.</p> <p>Density issues and Zoning Boundaries were discussed. Gordon Miller spoke about the priority of affordable housing, housing in general and elder housing. Some of this could be addressed with PRDs and PUDs.</p> <p>Everett Marshall brought up the concept of a natural resource inventory and mentioned that this could be done through a</p>	<p>Tom Bailey will continue work on Flood Hazard Overlay.</p> <p>Heidi Racht will invite HERO, Energy Committee members and Ed Booth to the June 23 meeting.</p> <p>Gordon Miller will work on a plan to approach the zoning issues of housing.</p>

Items for Discussion	Discussion	Action
	<p>grant, perhaps in the next Municipal Planning Grant cycle.</p> <p>This led to a discussion on open land. Tom Bailey suggested mapping open land and Current Use land. Heidi Racht said she thought this may already be done as a part of the work of the listers. Bailey talked about looking into the economic base for preserving open land. Marshal mentioned that County Forester Mike Snyder would have information about new opportunities for Current Use.</p>	<p>Tom Bailey offered to come in next time with “whatever seems relevant” and Lucinda Hill will work with him on this.</p>
<p>Bretschneider Preliminary Decision</p>	<p>Tom Bailey wrote up a notice for the HPC’s decision on the Preliminary Subdivision Review. He noted that this was under Section 3.3.3 of the newly adopted revisions to the Subdivision Regulations. Minor changes will be made to the document and Everett Marshall will forward to Heidi Racht to send Certified Mail.</p>	<p>Everett Marshall to sign letter; Heidi Racht to send Certified Mail, return receipt.</p>
<p>Member Business</p>	<p>Kendra Christiana. Everett Marshall reviewed an email from Cathleen Gent where she outlined her assessment of the proposal by Christiana to build a second residence on 1.8 acres on Texas Hill. The regulations do not allow for a second single-family primary residence, nor would this be considered a mixed use. The accessory structure at 30% would only allow for a 330-square foot building. After some discussion, it was decided that Marshall will respond to Gent’s memo.</p>	

Adjournment	Tom Bailey moved to adjourn; seconded by Lucinda Hill. The meeting adjourned at 10:10 pm.
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Date UNAPPROVED minutes submitted to HPC: June 2, 2009

Date minutes APPROVED by the HPC: July 14, 2009

Date Approved Minutes submitted to Town Clerk: July 16, 2009